

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address: 138 TURKEY HOLLOW RD Neighborhood: 01011 - CLARKS CHAPEL Road Type: S - STATE PAVED Township: 01 - FRANKLIN Utilities: S-1, W-1 View:		TURKEY HOLLOW RD 41.9600 AC				Date	Sales Price	Valid	Book / Page
		PERMIT INFORMATION							
		Code	Date	Permit #	Amount				

NOTES							VALUE SUMMARY			
LISTED FOR 1,750,000 6/23 Price Reduced to \$975,000 6/26							LAND:	387,640		
							BUILDING:	182,700		
							OBXF:	7,800		
							TOTAL APPRAISED:	578,140		
							DEFERRED VALUE:	337,490		
							NET TAXABLE:	240,650		

LAND DATA - MARKET VALUE														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0110	RESIDENTIAL		R		19,000	1.000				10,000	19,000	
2	A	0200	OPEN				9,000	19.000				0	171,000	
3	A	0300	WOODED				9,000	21.960				0	197,640	
Total Acres:								41.960	Total Land Value:			387,640		

LAND DATA - PRESENT USE VALUE														
This section represents the Present Use Value of the land listed in the MARKET VALUE section above.														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
4	A	0100	RES HOMESITE				19,000	1.000				10,000	19,000	
5	A	0200	OPEN				1,200	19.000				0	22,800	
6	A	0300	WOODED				380	21.960				0	8,350	
Total Acres:								41.960	Total Land Value:				50,150	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMLPT	TAX VALUE	NOTES
16	CANOPY, LOW COST	C		18	12	216		1.0000	2015	2015	A					2100	USED FOR HUNTING RANGE
16	CANOPY, LOW COST	C	0.000	20	18	360		1.0000	2015	2015	A					3400	
61	STORAGE, FR UTILITY					1					A					1200	
62	STORAGE, METAL UTILITY	C	0.000	12	8	96		1.0000	2010	2010	A					1100	

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