

LOCATION

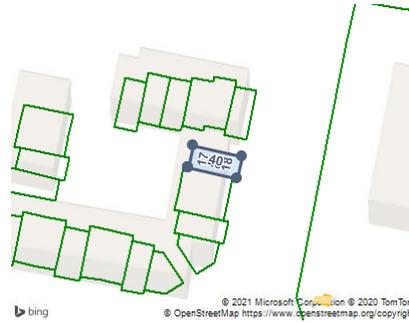
Property Address	321 Billingsly Ct Ste 19 Franklin, TN 37067-6445
Subdivision	Billingsly Square
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Commercial
Land Use	411
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	061 001.09
Special Int	015
Alternate Parcel ID	
Land Map	061
District/Ward	263
2010 Census Trct/Blk	502.08/1
Assessor Roll Year	2020



CURRENT OWNER

Name	Kws Irrevocable Trust
Mailing Address	1934 Fall River Rd Lawrenceburg, TN 38464-6246

SCHOOL ZONE INFORMATION

Kenrose Elementary School	2.5 mi
Elementary: K to 5	Distance
Woodland Middle School	2.9 mi
Middle: 6 to 8	Distance
Ravenwood High School	2.2 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 02/12/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/7/2012	\$240,000	Kws Irrevocable Trust	Smith Joel A	Warranty Deed		5579/169
6/15/2006	\$315,000	Smith Joel A	Davis Brad L	W		3949/650
3/10/2006	\$299,900	Davis Brad L	Billingsly Assoc LLC	Accepted Warranty Deed Sale		3852/360
12/17/2003	\$599,535	Billingsly Assoc LLC		W	18	3108/143

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020	Franklin	0.4176
Appraised Land	\$57,600	Assessed Land	\$23,040	Williamson	2.16
Appraised Improvements	\$216,000	Assessed Improvements	\$86,400		
Total Tax Appraisal	\$273,600	Total Assessment	\$109,440		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2019	\$457.02	\$2,363.90	\$0	\$2,820.93
2018	\$457.02	\$2,287.30	\$0	\$2,744.32
2017	\$457.02	\$2,265.41	\$0	\$2,722.43
2016	\$457.02	\$2,232.58	\$0	\$2,689.60
2015	\$444.87	\$2,407.68	\$0	\$2,852.55
2014	\$444.87	\$2,407.68	\$0	\$2,852.55
2013	\$412.04	\$2,407.68	\$0	\$2,819.72

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
02/16/2012	\$126,000	Smith Joel A	Kws Irrevocable Trust	5514/19 12006550
06/15/2006	\$267,750	Smith Joel A	Cumberland Bank	3949/652 06029346

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Misc	1440	2005	AVERAGE
Misc	15		

PROPERTY CHARACTERISTICS: LOT

Land Use	Block/Lot	Latitude/Longitude	Lot Dimensions	Lot Square Feet	Acreage
411	/19	35.946522°/-86.802542°			

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Electric Source	Water Source	Sewer Source	Zoning Code	Owner Type	Road Type	Topography	District Trend	Special School District 1	Special School District 2

LEGAL DESCRIPTION

Subdivision	Billingsly Square	Plat Book/Page	3456/695
Block/Lot	/19	District/Ward	263
Description	Subd Billingsly Square Pb 3456 Pg 695 Lot 0019 Subd Cool Springs East Sec 31 Pb 31 Pg 65 Lot 0679		

FEMA FLOOD ZONES

Property Report for 321 BILLINGSLY CT STE 19, cont.

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47187C0208F	09/29/2006