

Wednesday, June 10, 2009

5719 Clinton Hwy, Knoxville, TN 37912-3474  
Knox County, TN parcel# 068OD00601

## Property Report

### Location

<b>Property Address</b>	5719 Clinton Hwy Knoxville, TN 37912-3474
<b>Subdivision</b>	M A Schubert Prop
<b>County</b>	Knox County, TN

### Current Owner

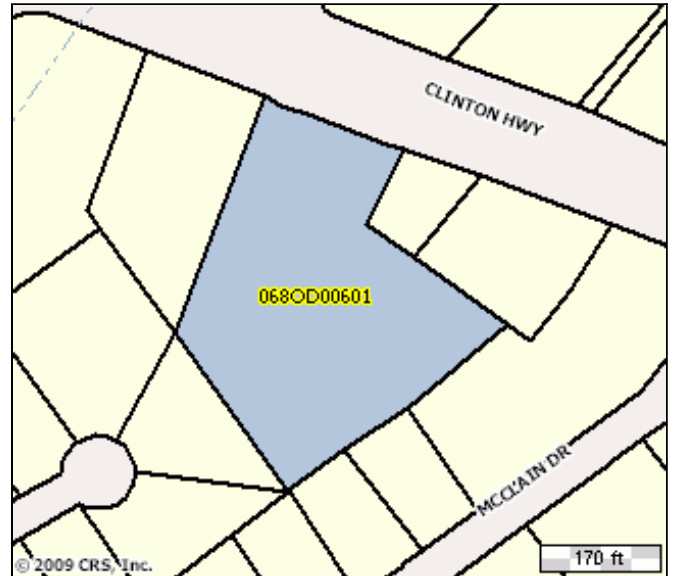
<b>Name</b>	Young & Lee Llc
<b>Mailing Address</b>	2475 Henderson Springs Rd Pigeon Forge, TN 37863-4252

### Property Summary

<b>Property Type</b>	Commercial
<b>Land Use</b>	Retail-Bldg
<b>Improvement Type</b>	Warehouse
<b>Total Square Feet</b>	16608 sf

### General Parcel Information

<b>Parcel/Tax ID</b>	068OD00601
<b>Alternate Parcel ID</b>	6516437353
<b>Account Number</b>	
<b>District/Ward</b>	40
<b>Census Tract/Block</b>	48.00/2



### Sales History through 05/29/2009

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
09/21/2006	\$725,000	Young & Lee Llc				200610030029177
01/01/1999	\$276,809	Hardy Investment Assoc				2320/381
12/20/1987	\$532,890	Hardy Joseph A Iii Tr Lsd				

### Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
<b>Tax Year</b>	2008	<b>City Taxes</b>	\$7,239.68	Knoxville	2.81
<b>Appraised Land</b>	\$342,500	<b>County Taxes</b>	\$6,930.52	Knox	2.69
<b>Appraised Improvements</b>	\$301,600	<b>Total Taxes</b>	<b>\$14,170.20</b>		
<b>Total Tax Appraisal</b>	<b>\$644,100</b>	<b>Exempt Amount</b>			
<b>Total Assessment</b>	<b>\$257,640</b>	<b>Exempt Reason</b>	00		

### Mortgage History

No mortgages were found for this parcel.

### Property Characteristics: Building

Building #	Type	Condition	Size	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Warehouse		16608	1985					1	
<b>Building Square Feet (Living Space)</b>					<b>Building Square Feet (Other)</b>					
<b>First Story (Base)</b>		16608								
<b>Total Area</b>		16608								
<b>Construction</b>										

Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Prefinished Metal	Heat Type	
Structural Framing	Steel	Bathroom Tile	
Fireplace		Plumbing Fixtures	
<b>Other</b>			
Occupancy		Building Data Source	

**Property Characteristics: Extra Features**

Feature	Size or Description	Year Built	Condition
B-T-Paving	20000	1985	Average
Chlk-6"	1400	1985	Average
Shed-1S-Opn	20X145	1997	Average
Chlk-6"	457	1985	Average
Shed-1S-Opn	75X150	1985	

**Property Characteristics: Lot**

Land Use	Retail-Bldg		
Lot Dimensions	217.3 X 350.72 X IRR		
Acreage			
Block/Lot			
Latitude/Longitude	36.005548°/-83.988675°		
Type	Land Use	Size	Tax Assessor Value
Lot-Regular			\$306,306.00
Sf-Primary			\$36,159.00

**Property Characteristics: Utilities/Area**

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

**Legal Description**

Subdivision	M A Schubert Prop	Plat Book/Page	74L/64
Block/Lot		Description	84 Lumber Co
District/Ward	40		