

Thursday, February 26, 2009

9006 Hunter Valley Ln, Knoxville, TN 37922-6491  
Knox County, TN parcel# 155 04404

## Property Report

### Location

<b>Property Address</b>	9006 Hunter Valley Ln Knoxville, TN 37922-6491
<b>Subdivision</b>	
<b>County</b>	Knox County, TN

### Current Owner

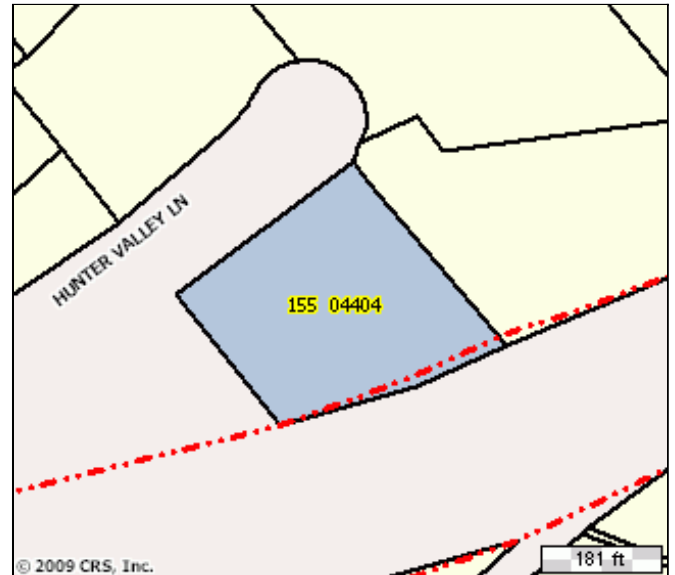
<b>Name</b>	Home Contractors Inc Bailey Robert M
<b>Mailing Address</b>	TN 37901

### Property Summary

<b>Property Type</b>	Residential
<b>Land Use</b>	1 Family
<b>Improvement Type</b>	Res Old-Style
<b>Total Square Feet</b>	<b>3045 sf</b>

### General Parcel Information

<b>Parcel/Tax ID</b>	155 04404
<b>Alternate Parcel ID</b>	5564363989
<b>Account Number</b>	
<b>District/Ward</b>	W6
<b>Census Tract/Block</b>	57.05/6



### Sales History through 02/13/2009

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
06/19/2008		Home Contractors Inc		Warranty Deed		200806190095385
05/27/2008	\$237,600	Ftb Properties Llc		Warranty Deed		200806020090171
07/01/1978	\$25,000	Phillips Ronald Jerome				
07/01/1978	\$25,000	Phillips Ronald Jerome				1647/349

### Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
<b>Tax Year</b>	2007	<b>City Taxes</b>	\$0		
<b>Appraised Land</b>	\$55,500	<b>County Taxes</b>	\$1,825.84	Knox	\$2.69
<b>Appraised Improvements</b>	\$216,000	<b>Total Taxes</b>	<b>\$1,825.84</b>		
<b>Total Tax Appraisal</b>	<b>\$271,500</b>	<b>Exempt Amount</b>			
<b>Total Assessment</b>	<b>\$67,875</b>	<b>Exempt Reason</b>	00		

### Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
7/23/2007	\$416,000	Phillips Ronald Jerome Phillips Emily Anderton	Chase Bank	200707310009643
7/23/2007	\$78,000	Phillips Ronald Jerome Phillips Emily Anderton	Chase Bank	200707310009644
6/6/2006	\$170,000	Phillips Ronald J Phillips Emily A	Suntrust Bank	200606290110359
9/12/2002	\$288,000	Phillips Ronald Jerome Phillips Emily Anderton	Wells Fargo	200209180023696

**Property Characteristics: Building**

Building #	Type	Condition	Size	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Res Old-Style	Sound	3045	1980		3	2F 1H	8	1.5	
<b>Building Square Feet (Living Space)</b>					<b>Building Square Feet (Other)</b>					
<b>First Story (Base)</b>		2030			<b>Basement (unfinished)</b>			2030		
<b>Upper Stories</b>		1015								
<b>Total Area</b>		3045								
<b>Construction</b>										
<b>Quality</b>		Above Average			<b>Roof Framing</b>					
<b>Shape</b>					<b>Roof Cover Deck</b>					
<b>Partitions</b>					<b>Cabinet Millwork</b>					
<b>Common Wall</b>					<b>Floor Finish</b>					
<b>Foundation</b>		Full Bmt			<b>Interior Finish</b>					
<b>Floor System</b>					<b>Air Conditioning</b>		Central			
<b>Exterior Wall</b>		Frame/Shingle/Siding			<b>Heat Type</b>		Heat & Cooling Pkg.			
<b>Structural Framing</b>					<b>Bathroom Tile</b>					
<b>Fireplace</b>		1			<b>Plumbing Fixtures</b>		12			
<b>Other</b>										
<b>Occupancy</b>					<b>Building Data Source</b>					

**Property Characteristics: Extra Features**

Feature	Size or Description	Year Built	Condition
Covr Porch	156		
Att Garage	575		
Tennis-Court		1982	
Chlk-6"		1982	
Deck	300		
Patio	300		

**Property Characteristics: Lot**

<b>Land Use</b>	1 Family
<b>Lot Dimensions</b>	
<b>Acreage</b>	2.22
<b>Block/Lot</b>	
<b>Latitude/Longitude</b>	35.865249°/-84.047511°

**Property Characteristics: Utilities/Area**

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

**Legal Description**

<b>Subdivision</b>		<b>Plat Book/Page</b>	
<b>Block/Lot</b>		<b>Description</b>	Tennis Court