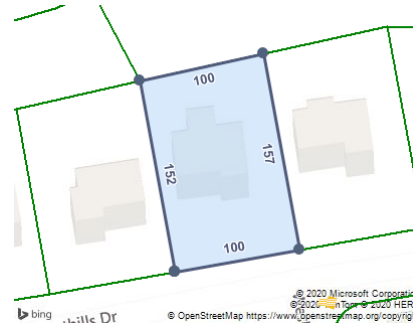


LOCATION

**Property Address** 9470 Foothills Dr  
Brentwood, TN 37027-8636

**Subdivision** Raintree Forest Sec 5-B

**County** Williamson County, TN



PROPERTY SUMMARY

**Property Type** Residential

**Land Use** Residential

**Improvement Type** Single Family

**Square Feet** 2940

GENERAL PARCEL INFORMATION

**Parcel ID/Tax ID** 034P D 057.00

**Special Int** 000

**Alternate Parcel ID**

**Land Map** 034I

**District/Ward** 086

**2010 Census Trct/Blk** 502.07/1

**Assessor Roll Year** 2020

CURRENT OWNER

**Name** Byrd Jennifer Byrd Timothy

**Mailing Address** 9470 Foothills Dr  
Brentwood, TN 37027-8636

SALES HISTORY THROUGH 08/26/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/6/2012	\$395,000	Byrd Jennifer	Culin Gregory J	Warranty Deed		5631/807
4/7/2011		Culin Gregory J	Culin Gregory J			
8/19/1994	\$245,031	Culin Gregory J	Radnor Homes Inc	Accepted Waranty Deed Sale		1224/928
2/25/1994		Radnor Homes Inc	Radnor Homes Inc		3	1171/132
8/9/1993	\$927,000	Radnor Homes Inc	Anderson Gerald	Multiple Parcels Sold	33	1103/395
12/30/1992	\$299,035	Anderson Gerald	Holt O'Delle K And	Multiple Parcels Sold	52	1039/734
12/5/1991		Holt O'Delle K And	Raintree Dev Corp		51	941/675
11/23/1988		Raintree Dev Corp			68	763/571

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2020	<b>Assessment Year</b>	2020	<b>Brentwood</b>	0.49
<b>Appraised Land</b>	\$100,000	<b>Assessed Land</b>	\$25,000	<b>Williamson</b>	2.26
<b>Appraised Improvements</b>	\$320,900	<b>Assessed Improvements</b>	\$80,225		
<b>Total Tax Appraisal</b>	\$420,900	<b>Total Assessment</b>	\$105,225		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2019	\$515.60	\$2,378.09	\$0	\$2,893.69
2018	\$378.81	\$2,262.34	\$0	\$2,641.15
2017	\$378.81	\$2,241.29	\$0	\$2,620.10
2016	\$378.81	\$2,209.73	\$0	\$2,588.54
2015	\$426.91	\$2,192.77	\$0	\$2,619.68
2014	\$426.91	\$2,192.77	\$0	\$2,619.68
2013	\$426.91	\$2,192.77	\$0	\$2,619.68

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
03/28/2018	\$792,426	Byrd Jennifer M Byrd Timothy A	Heritage Bank And Trust	7334/869 18013048
01/11/2017	\$340,000	Byrd Jennifer Byrd Timothy	Acopia	6986/158 17002193
07/06/2012	\$359,055	Byrd Jennifer Byrd Timothy	Churchill Mortgage	5631/809 12028210
03/17/2004	\$50,000	Culin Gregory J Culin Alcira P	Us Bank	3196/513 04015311
02/07/1997	\$224,000	Culin Gregory J Sr & Alcira	First Union Bank	1491/358
08/19/1994	\$220,527	Culin Gregory J Gregory J Culin Etux Alcira P	Amsouth Bank	1224/930

PROPERTY CHARACTERISTICS: BUILDING

Building # 1			
<b>Type</b>	Single Family	<b>Condition</b>	Average
<b>Year Built</b>	1994	<b>Effective Year</b>	1996
<b>BRs</b>		<b>Baths</b>	F H
<b>Total Sq. Ft.</b>	2,940		
<b>Building Square Feet (Living Space)</b>		<b>Building Square Feet (Other)</b>	Attached Garage 420
<b>- CONSTRUCTION</b>			
<b>Quality</b>		<b>Roof Framing</b>	
<b>Shape</b>		<b>Roof Cover Deck</b>	Asphalt Shingles
<b>Partitions</b>		<b>Cabinet Millwork</b>	
<b>Common Wall</b>		<b>Floor Finish</b>	
<b>Foundation</b>	Full Crawl Space	<b>Interior Finish</b>	
<b>Floor System</b>		<b>Air Conditioning</b>	Central
<b>Exterior Wall</b>		<b>Heat Type</b>	Central
<b>Structural Framing</b>		<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	10
<b>- OTHER</b>			
<b>Occupancy</b>		<b>Building Data Source</b>	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Paving	2000	1994	AVERAGE
Misc	120	1995	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	100 X 155
Block/Lot	/514	Lot Square Feet	
Latitude/Longitude	35.978775°/-86.748797°	Acreage	

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	Raintree Forest Sec 5-B	Plat Book/Page	18/135
Block/Lot	/514	District/Ward	086
Description	Subd Raintree Forest Sec 5-B Pb 18 Pg 135 Lot 0514		

FEMA FLOOD ZONES

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.	47187C0230F	09/29/2006