

<b>Lincoln (052)</b>	Jan 1 Owner	Current Owner	<b>LYNCHBURG HWY 812</b>		
<b>Tax Year 2023   Reappraisal 2019</b>	SHAEJO LLC	235 ELDAD ROAD	Ctrl Map:	Group:	Parcel:
	235 ELDAD ROAD	FAYETTEVILLE TN 37334	041		001.02
	FAYETTEVILLE TN 37334			PI:	SI:
					000

**Value Information**

<b>Land Market Value:</b>	\$110,500
<b>Improvement Value:</b>	\$433,000
<b>Total Market Appraisal:</b>	\$543,500
<b>Assessment Percentage:</b>	40%
<b>Assessment:</b>	\$217,400

**Additional Information**

**General Information**

<b>Class:</b> 08 - Commercial	<b>City:</b>
<b>City #:</b>	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 000	<b>Neighborhood:</b> K01
<b>District:</b> 05	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 1	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 03 - PUBLIC / INDIVIDUAL	<b>Zoning:</b>
<b>Utilities - Gas/Gas Type:</b> 00 - NONE	

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 8.77      **Calculated Acres:** 0      **Total Land Units:** 8.77

Land Code	Soil Class	Units
10 - COM		8.77

**Commercial Building #: 2**

**Improvement Type:**

22 - SALES

**Quality:**

2+ - ABOVE AVERAGE +

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

02 - GABLE/HIP

**Cabinet/Millwork:**

04 - ABOVE AVG

**Interior Finish:**

10 - PANEL-PLAST-DRYWALL

**Bath Tiles:**

00 - NONE

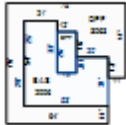
**Shape:**

04 - IRR SHAPE

**Heat and AC:**

07 - HVAC SPLIT

**Building Sketch**



**Actual Year Built:**

1900

**Business Living Area:**

3599

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

10 - HARDWOOD-TERR-TILE

**Paint/Decor:**

04 - ABOVE AVERAGE

**Electrical:**

04 - ABOVE AVG

**Structural Frame:**

00 - NONE

**Plumbing Fixtures:**

10

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
22 - SALES	2,006	05 - SIDING ABOVE AVG
22 - SALES	1,593	05 - SIDING ABOVE AVG

**Commercial Features**

Type	Units
OPF - OPEN PORCH FINISHED	3063 X 1
EPF - ENCLOSED PORCH FINISHED	312 X 1
OPF - OPEN PORCH FINISHED	154 X 1

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Units</b>
1	GUD - DETACHED GARAGE UNFINISHED	14X20	280
1	GUD - DETACHED GARAGE UNFINISHED		3,600
1	DRW - DRIVEWAY		1
1	PTO - PATIO	7X12	84
1	OSH - OPEN SHED	40X40	1,600

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
6/9/2021	\$0	N16	187		QC - QUITCLAIM DEED	-
4/28/2021	\$1,000,000	L16	905	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/27/2021	\$0	M90	540		HR - AFFIDAVIT OF HEIRSHIP	-
4/27/2021	\$0	M90	537		HR - AFFIDAVIT OF HEIRSHIP	-
8/10/2007	\$200,000	D14	745	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/11/2006	\$176,000	Z13	462	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/19/2004	\$0	K13	435		-	-
1/15/1999	\$0	L12	438		-	-
7/19/1976	\$0	S8	690		-	-