



Security Real Estate
200 Princeton Road
Johnson City, TN 37601
423.282.2595
Each office is independently owned and operated.

CONFIRMATION OF AGENCY STATUS

1 Every real estate licensee is required to disclose licensee's agency status in a real estate transaction to any buyer or seller
2 who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of
3 this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must
4 be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers
5 and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this
6 transaction:

7 The real estate transaction involving the property located at:
8 TBD N Roan Street/2406 N Roan Street Johnson City 37601
9 PROPERTY ADDRESS

Form with two columns for Seller and Buyer information. Seller Name: Kaan Hospitality LLC, Licensee Name: Seth Slagle. Buyer Name and Licensee Name are blank. Includes checkboxes for Transaction Broker, Unrepresented, Agent, Designated Agent, and Disclosed Dual Agent.

This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution of that listing agreement. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.

By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor® acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code of Ethics and Standards of Practice.

Signature lines for Seller and Buyer. Seller: Kaan Hospitality LLC (05/21/24), Seth Avery Slagle (05/19/24). Buyer: Blank.

Coldwell Banker Security Real Estate Listing Company Selling Company

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COMMERCIAL LEAD-BASED PAINT DISCLOSURE

1 Federal law mandates that Sellers of housing constructed prior to 1978 must complete certain Lead-Based Paint
 2 Disclosure requirements. These should be completed before the Buyer makes an offer and certainly before the
 3 Seller accepts a purchase offer, otherwise the Buyer may not be obligated under any contract to purchase such
 4 housing.

5 Lead Warning Statement

6 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978
 7 is notified that such property may present exposure to lead from lead-based paint that may place young children at
 8 risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage,
 9 including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead
 10 poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is
 11 required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections
 12 in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or
 13 inspection for possible lead-based paint hazards is recommended prior to purchase.

14 Property Address: TBD N Roan Street/2406 N Roan Street Johnson City 37601

15 Seller Disclosure

16 Seller to check one box below:

- 17 Seller has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the
 18 housing.
- 19 Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the housing and has
 20 provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint
 21 hazards in the housing. List any records, reports and/or additional information, including but not limited to the
 22 basis for the determination that lead-based paint and/or lead-based paint hazards exists, the location of the lead-
 23 based paint and the conditions of the painted surfaces. This requirement includes records or reports regarding
 24 common areas. It also includes records or reports of other residential dwellings in multifamily housing,
 25 provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint
 26 hazards in the target housing as a whole. If no reports or records are available, Seller shall indicate as such.

29 Buyer Acknowledgment

- 30 1) Buyer has received copies of all records, reports and information listed above (if any);
 31 2) Buyer has read the Lead Warning Statement (above) and understands its contents;
 32 3) Buyer has received the lead hazard information pamphlet, "Protect Your Family From Lead In Your Home"
 33 (Copies available at <http://www.hud.gov> and <http://www.epa.gov>);
 34 4) Buyer has received a 10-day opportunity (unless the parties mutually agreed upon a different period of
 35 time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment
 36 or inspection for the presence of lead-based paint hazards. This opportunity is waived if Buyer checks the
 37 second box below.

38 Buyer to check one box below:

- 39 Contract is subject to Buyer's approval of the results of a risk assessment or inspection of the property for the
 40 presence of lead-based paint and/or lead-based paint hazards, to be completed at the Buyer's expense. This
 41 contingency shall be satisfied **within 10 calendar days after the Binding Agreement Date.**

Seth Avery Slagle

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42 Buyer *waives the opportunity to conduct a risk assessment or inspection* for the presence of lead-based paint
43 and/or lead-based paint hazards.

44 **Licensee Acknowledgment**

45 Licensees have informed the Seller of the Seller's obligations under 42 U.S.C. § 4852d, as amended, and are aware
46 of listing and selling licensees' duty to ensure compliance.

47 **Certification of Accuracy**

48 The Sellers, Buyers, and Licensees have reviewed the information above and certify, to the best of their knowledge,
49 that the information they have provided is true and accurate and they have received a copy hereof.

50 The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes
51 only as required and do not make either said Licensee a party to the Purchase and Sale Agreement.

52 The party(ies) below have signed and acknowledge receipt of a copy.

53 <u>Kaan Hospitality LLC</u>	<u>Kaan Hospitality LLC</u>
54 SELLERKaan Hospitality LLC	SELLERKaan Hospitality LLC
55 By: _____	By: _____
56 Title: _____	Title: _____
57 Entity: _____	Entity: _____
58 05/21/24 at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	05/21/24 at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
59 Date	Date

60 The party(ies) below have signed and acknowledge receipt of a copy.

61 _____	_____
62 BUYER	BUYER
63 By: _____	By: _____
64 Title: _____	Title: _____
65 Entity: _____	Entity: _____
66 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
67 Date	Date

68 The party(ies) below have signed and acknowledge receipt of a copy.

69 <u>Seth Avery Slagle</u>	05/19/24
70 REAL ESTATE LICENSEE FOR SELLER	Date
71 Seth Slagle	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm

72 The party(ies) below have signed and acknowledge receipt of a copy.

73 _____	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
74 REAL ESTATE LICENSEE FOR BUYER	Date

For Information Purposes Only:

Coldwell Banker Security Real Estate
Listing Company
Seth Slagle
Independent Licensee

Selling Company

Independent Licensee

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DISCLAIMER NOTICE

1 The Broker and their affiliated licensees (hereinafter collectively "Licensees") are engaged in bringing together
2 buyers and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or
3 informed opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all
4 sellers and buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when
5 making decisions about any of the following matters, including the selection of any professional to provide services
6 on behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified
7 professional", who complies with all applicable state/local requirements, which may include licensing, insurance,
8 and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to
9 purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough
10 time to get an evaluation of the following matters from an independent, qualified professional. The matters listed
11 below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with
12 whom you work. These items are examples and are provided only for your guidance and information.

13 1. **THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional
14 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the
15 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.

16 2. **THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the
17 condition of the roof.

18 3. **HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for
19 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning,
20 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the
21 Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of Home
22 Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home
23 Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an
24 inspector, including whether he has complied with State and/or local licensing and registration requirements in
25 your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-
26 plumbing, etc.). **Failure to inspect typically means that you are accepting the property "as is".**

27 4. **WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that
28 you use the services of a licensed, professional pest control company to determine the presence of wood
29 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the property for any
30 potential damage from such.

31 5. **ENVIRONMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,
32 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-
33 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,
34 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable
35 professionals and inspectors in all areas of environmental concern.

36 6. **SQUARE FOOTAGE.** There are multiple sources from which square footage of a property may be obtained.
37 Information is sometimes gathered from tax or real estate records on the property. Square footage provided by
38 builders, real estate licensees, or tax records is only an **estimate** with which to make comparisons, but **it is not**
39 **guaranteed.** It is advised that you have a licensed appraiser determine actual square footage.

40 7. **CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
41 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even
42 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things happen.

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43 **NOTE:** A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion (BPO), etc.,
44 while sometimes used to set an asking price or an offer price, is **not** an appraisal.

45 **8. BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, ROAD MAINTENANCE, AND**
46 **ACREAGE.** A survey can provide helpful information, including whether the road to the home is a public or
47 private road. It is strongly advised that you secure the services of a licensed surveyor for a full-stake boundary
48 survey with all boundary lines, easements, encroachments, flood zones, road information, total acreage, etc.,
49 clearly identified. It is also advised that you **not** rely on mortgage loan inspection surveys, previous surveys,
50 plat data, or Multiple Listing Service (MLS) data for this information, even if acceptable to your lender.

51 **9. ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES.** Zoning, codes,
52 covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental
53 repair requirements and related issues need to be verified by the appropriate sources in writing. If your projected
54 use requires a zoning or other change, it is recommended that you either wait until the change is in effect before
55 committing to a property or provide for this contingency in your Purchase and Sale Agreement.

56 **10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES.** The
57 availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water supply,
58 electric, gas, cable, internet, telephone, or other utilities and related services to the property need to be verified
59 by the appropriate sources in writing (including but not limited to fire protection). You should have a
60 professional check access and/or connection to public sewer and/or public water source and/or the condition of
61 any septic system(s) and/or wells. To confirm that any septic systems are properly permitted for the actual
62 number of bedrooms, it is recommended that sellers and/or buyers request a copy of the information contained
63 in the file for the property maintained by the appropriate governmental permitting authority. If the file for this
64 property cannot be located or you do not understand the information contained in the file, you should seek
65 professional advice regarding this matter. For unimproved land, septic system capability can only be
66 determined by using the services of a professional soil scientist and verifying with the appropriate governmental
67 authorities that a septic system of the desired type, size, location, and cost can be permitted and installed to
68 accommodate the size home that you wish to build.

69 **11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS.** It is recommended that you
70 have a civil or geotechnical engineer or other independent expert determine the risks of flooding, drainage or
71 run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk of flooding
72 may increase and drainage or storm run-off pathways may change. Be sure to consult with the proper
73 governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and elevation
74 certificates, flood zones, and flood insurance requirements, recommendations and costs.

75 **12. CONDEMNATION.** It is recommended that you investigate whether there are any pending or proposed
76 condemnation proceedings or similar matters concerning any portion of the property with the State, County and
77 city/town governments in which the property is located. Condemnation proceedings could result in all or a
78 portion of the property being taken by the government with compensation being paid to the landowner.

79 **13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION.** It is advised that you independently
80 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other
81 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate
82 sources in writing.

83 **14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS.**
84 You should consult with local, state and federal law enforcement agencies for information or statistics regarding
85 criminal activity at or near the property, the presence of methamphetamine manufacturing, or for the location
86 of sex offenders in a given area.

87 **15. LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on any
88 legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the property, or
89 any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not**
90 legal or tax experts, and therefore cannot advise you in these areas.

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91 16. **TITLE EXPENSES.** It is the Buyer's responsibility to seek independent advice or counsel prior to Closing
92 from Buyer's Closing Agency regarding the availability and coverage provided under an American Land Title
93 Association Standard Owner's Insurance Policy and, if available, an Extended Owner's Insurance Policy.

94 17. **RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any
95 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a
96 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers
97 have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You are
98 advised to contact several sources and independently investigate the competency of any inspector, contractor,
99 or other professional expert, service provider or vendor and to determine compliance with any licensing,
100 registration, insurance and bonding requirements in your area.

101 18. **RELIANCE.** You understand that it is your responsibility to determine whether the size, location and condition
102 of the property are acceptable prior to submitting an Offer on a property. Broker makes no representations as
103 to suitability of a property to your needs. You acknowledge that any images or other marketing materials
104 provided by the seller or brokers involved in the transaction electronically or in print may not display the
105 property's features, flaws, odor(s), or size and that you shall not rely on such images when purchasing a
106 property.

107 19. **MARKETING MATERIALS.** You acknowledge that photographs, marketing materials, and digital media
108 used in the marketing of the property may continue to remain in publication after Closing. You agree that
109 Broker shall not be liable for any uses of photographs, marketing materials or digital media which the Broker
110 is not in control.

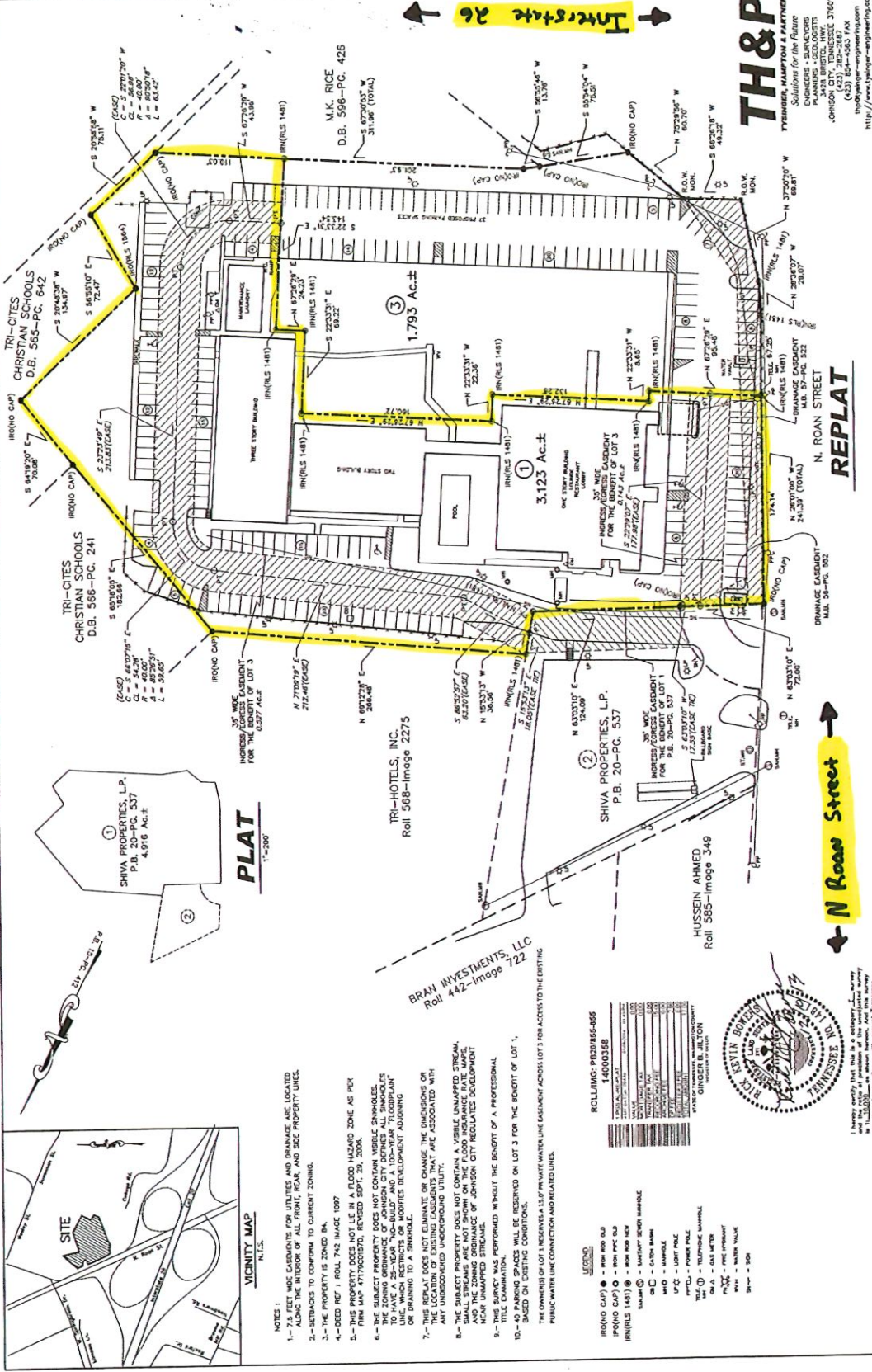
111 The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, media
112 representations or verbal representations of any real estate licensee relative to any of the matters itemized
113 above or similar matters. The Buyer/Seller understands that it has been strongly recommended that they
114 secure the services of appropriately credentialed experts and professionals of the buyer's or seller's choice
115 for the advice and counsel about these and similar concerns.

116	 <u>Kaan Hospitality LLC</u>	 <u>Kaan Hospitality LLC</u>
117	CLIENT/CUSTOMER	CLIENT/CUSTOMER
118	05/21/24	
119	Date	Date

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2406 N Roan St
 Johnson City, TN
 Days issue
 03H C 006.00
 B4 Comm



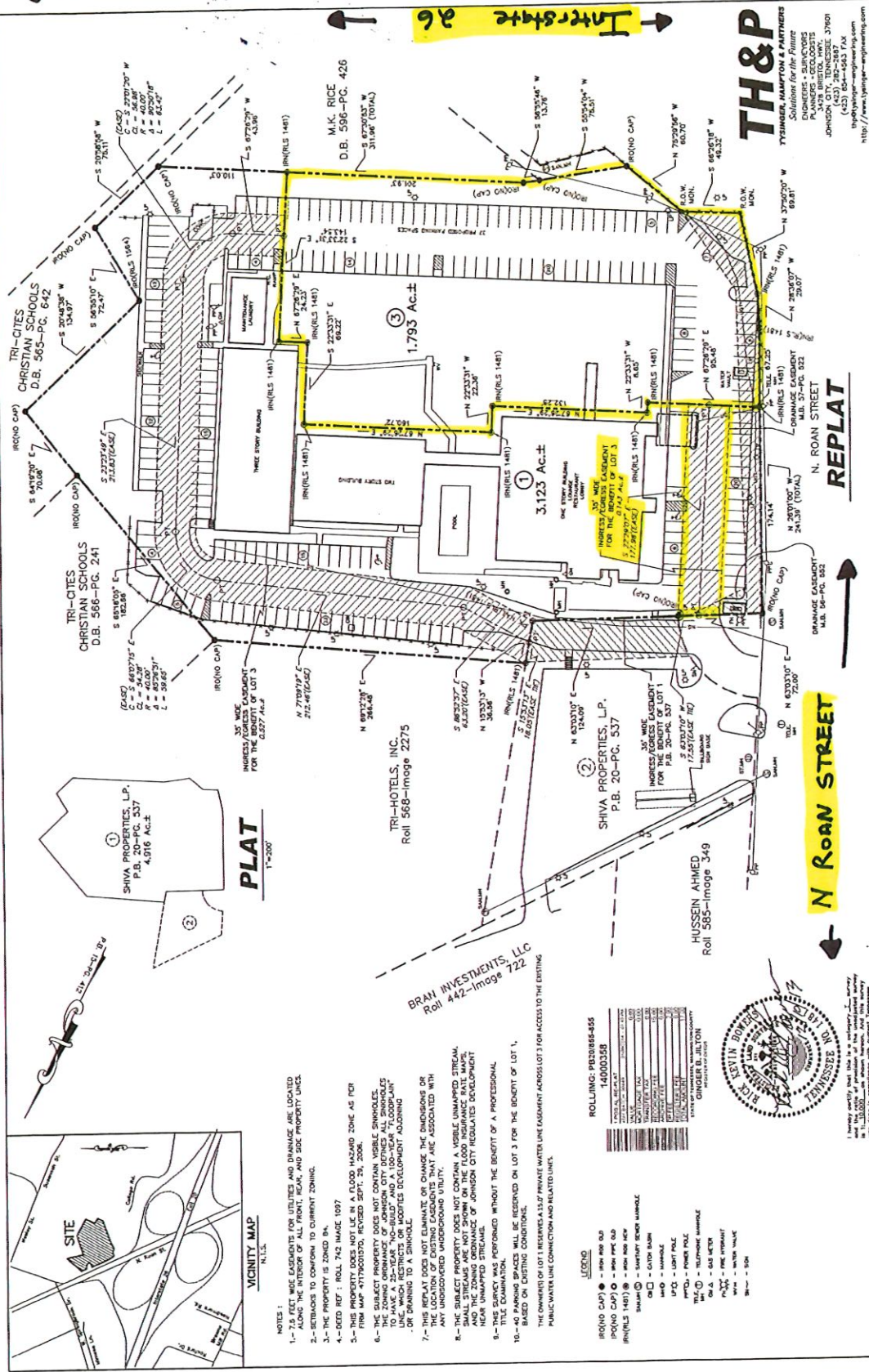
REPLAT OF LOT 1 - SHIVA PROPERTIES, L.P. JOHNSON CITY, TENNESSEE		JOHNSON CITY REGIONAL PLANNING COMMISSION	
TOTAL ACRES	4.818 AC ±	TOTAL LOTS	2
ACRES NEW ROAD	0	ACRES EXISTING ROAD	0
OWNER	SHIVA PROPERTIES, L.P.	CITY DISTRICT	101A
SURVEYOR	ROCK K. BOMBERG	CLOSURE ERROR	1/10,000
SCALE 1" = 50'		DATE	12/17/13
LEGEND: (R) IRONING CAP (C) CANONICAL (M) MANHOLE (L) LIGHT POLE (P) POWER POLE (T) TELEPHONE MANHOLE (G) GAS METER (F) FIRE HYDRANT (W) WATER VALVE (S) SIGN		CERTIFICATE OF RECORDING: I HEREBY CERTIFY THAT THE ABOVE RECORDED INSTRUMENT HAS BEEN FILED IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE RECORDING ACT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JOHNSON COUNTY, TENNESSEE. DATE: 12/17/13 COUNTY CLERK: MARY ANN WATSON	
CERTIFICATE OF APPROVAL FOR RECORDING: I HEREBY CERTIFY THAT THE ABOVE RECORDED INSTRUMENT COMPLIES WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JOHNSON COUNTY, TENNESSEE. DATE: 12/17/13 COUNTY CLERK: MARY ANN WATSON		CERTIFICATE OF THE APPROVAL OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM: I HEREBY CERTIFY THAT THE WATER AND SEWERAGE SYSTEMS SHOWN ON THIS INSTRUMENT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JOHNSON COUNTY, TENNESSEE. DATE: 12/17/13 CITY ENGINEER: ROBERT J. WOOD	
CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES: I HEREBY CERTIFY THAT THE STREETS AND UTILITIES SHOWN ON THIS INSTRUMENT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PUBLIC UTILITY ACT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JOHNSON COUNTY, TENNESSEE. DATE: 12/17/13 CITY ENGINEER: ROBERT J. WOOD		CERTIFICATE OF ACCURACY: I HEREBY CERTIFY THAT THE PLAN SHOWS AND DESCRIBES THE PROPERTY ACCURATELY AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JOHNSON COUNTY, TENNESSEE. DATE: 12/17/13 SURVEYOR: ROBERT J. WOOD	
CERTIFICATE OF OWNERSHIP AND DEDICATION: I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS INSTRUMENT AND THAT I HEREBY DEDICATE TO THE PUBLIC THE PROPERTY SHOWN ON THIS INSTRUMENT FOR THE PURPOSES OF THE PROJECT SHOWN ON THIS INSTRUMENT. DATE: 12/17/13 OWNER: SHIVA PROPERTIES, L.P.		CITY ENGINEER OF COUNTY ROAD BOARD: I HEREBY CERTIFY THAT THE PROJECT SHOWN ON THIS INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PUBLIC UTILITY ACT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JOHNSON COUNTY, TENNESSEE. DATE: 12/17/13 CITY ENGINEER: ROBERT J. WOOD	

TH&P
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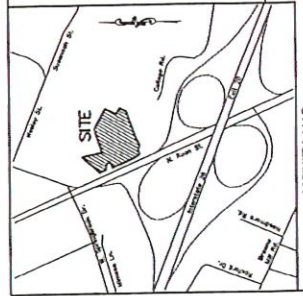
- NOTES:**
- 1- 7.5 FEET WIDE EASEMENTS FOR UTILITIES AND DRAINAGE ARE LOCATED ALONG THE WIDTH OF ALL FRONT, REAR, AND SIDE PROPERTY LINES.
 - 2- SEWERAGE TO CONFORM TO CURRENT ZONING.
 - 3- THE PROPERTY IS ZONED B4.
 - 4- SEE REF T. ROLL 74C TRAC 1097
 - 5- THIS MAP REVISED 09/20/10, REVISED 09/21/10, 09/22/10, 09/23/10, 09/24/10, 09/25/10, 09/26/10, 09/27/10, 09/28/10, 09/29/10, 09/30/10, 10/01/10, 10/02/10, 10/03/10, 10/04/10, 10/05/10, 10/06/10, 10/07/10, 10/08/10, 10/09/10, 10/10/10, 10/11/10, 10/12/10, 10/13/10, 10/14/10, 10/15/10, 10/16/10, 10/17/10, 10/18/10, 10/19/10, 10/20/10, 10/21/10, 10/22/10, 10/23/10, 10/24/10, 10/25/10, 10/26/10, 10/27/10, 10/28/10, 10/29/10, 10/30/10, 10/31/10, 11/01/10, 11/02/10, 11/03/10, 11/04/10, 11/05/10, 11/06/10, 11/07/10, 11/08/10, 11/09/10, 11/10/10, 11/11/10, 11/12/10, 11/13/10, 11/14/10, 11/15/10, 11/16/10, 11/17/10, 11/18/10, 11/19/10, 11/20/10, 11/21/10, 11/22/10, 11/23/10, 11/24/10, 11/25/10, 11/26/10, 11/27/10, 11/28/10, 11/29/10, 11/30/10, 12/01/10, 12/02/10, 12/03/10, 12/04/10, 12/05/10, 12/06/10, 12/07/10, 12/08/10, 12/09/10, 12/10/10, 12/11/10, 12/12/10, 12/13/10, 12/14/10, 12/15/10, 12/16/10, 12/17/10, 12/18/10, 12/19/10, 12/20/10, 12/21/10, 12/22/10, 12/23/10, 12/24/10, 12/25/10, 12/26/10, 12/27/10, 12/28/10, 12/29/10, 12/30/10, 12/31/10, 1/01/11, 1/02/11, 1/03/11, 1/04/11, 1/05/11, 1/06/11, 1/07/11, 1/08/11, 1/09/11, 1/10/11, 1/11/11, 1/12/11, 1/13/11, 1/14/11, 1/15/11, 1/16/11, 1/17/11, 1/18/11, 1/19/11, 1/20/11, 1/21/11, 1/22/11, 1/23/11, 1/24/11, 1/25/11, 1/26/11, 1/27/11, 1/28/11, 1/29/11, 1/30/11, 1/31/11, 2/01/11, 2/02/11, 2/03/11, 2/04/11, 2/05/11, 2/06/11, 2/07/11, 2/08/11, 2/09/11, 2/10/11, 2/11/11, 2/12/11, 2/13/11, 2/14/11, 2/15/11, 2/16/11, 2/17/11, 2/18/11, 2/19/11, 2/20/11, 2/21/11, 2/22/11, 2/23/11, 2/24/11, 2/25/11, 2/26/11, 2/27/11, 2/28/11, 2/29/11, 2/30/11, 3/01/11, 3/02/11, 3/03/11, 3/04/11, 3/05/11, 3/06/11, 3/07/11, 3/08/11, 3/09/11, 3/10/11, 3/11/11, 3/12/11, 3/13/11, 3/14/11, 3/15/11, 3/16/11, 3/17/11, 3/18/11, 3/19/11, 3/20/11, 3/21/11, 3/22/11, 3/23/11, 3/24/11, 3/25/11, 3/26/11, 3/27/11, 3/28/11, 3/29/11, 3/30/11, 3/31/11, 4/01/11, 4/02/11, 4/03/11, 4/04/11, 4/05/11, 4/06/11, 4/07/11, 4/08/11, 4/09/11, 4/10/11, 4/11/11, 4/12/11, 4/13/11, 4/14/11, 4/15/11, 4/16/11, 4/17/11, 4/18/11, 4/19/11, 4/20/11, 4/21/11, 4/22/11, 4/23/11, 4/24/11, 4/25/11, 4/26/11, 4/27/11, 4/28/11, 4/29/11, 4/30/11, 5/01/11, 5/02/11, 5/03/11, 5/04/11, 5/05/11, 5/06/11, 5/07/11, 5/08/11, 5/09/11, 5/10/11, 5/11/11, 5/12/11, 5/13/11, 5/14/11, 5/15/11, 5/16/11, 5/17/11, 5/18/11, 5/19/11, 5/20/11, 5/21/11, 5/22/11, 5/23/11, 5/24/11, 5/25/11, 5/26/11, 5/27/11, 5/28/11, 5/29/11, 5/30/11, 5/31/11, 6/01/11, 6/02/11, 6/03/11, 6/04/11, 6/05/11, 6/06/11, 6/07/11, 6/08/11, 6/09/11, 6/10/11, 6/11/11, 6/12/11, 6/13/11, 6/14/11, 6/15/11, 6/16/11, 6/17/11, 6/18/11, 6/19/11, 6/20/11, 6/21/11, 6/22/11, 6/23/11, 6/24/11, 6/25/11, 6/26/11, 6/27/11, 6/28/11, 6/29/11, 6/30/11, 7/01/11, 7/02/11, 7/03/11, 7/04/11, 7/05/11, 7/06/11, 7/07/11, 7/08/11, 7/09/11, 7/10/11, 7/11/11, 7/12/11, 7/13/11, 7/14/11, 7/15/11, 7/16/11, 7/17/11, 7/18/11, 7/19/11, 7/20/11, 7/21/11, 7/22/11, 7/23/11, 7/24/11, 7/25/11, 7/26/11, 7/27/11, 7/28/11, 7/29/11, 7/30/11, 7/31/11, 8/01/11, 8/02/11, 8/03/11, 8/04/11, 8/05/11, 8/06/11, 8/07/11, 8/08/11, 8/09/11, 8/10/11, 8/11/11, 8/12/11, 8/13/11, 8/14/11, 8/15/11, 8/16/11, 8/17/11, 8/18/11, 8/19/11, 8/20/11, 8/21/11, 8/22/11, 8/23/11, 8/24/11, 8/25/11, 8/26/11, 8/27/11, 8/28/11, 8/29/11, 8/30/11, 8/31/11, 9/01/11, 9/02/11, 9/03/11, 9/04/11, 9/05/11, 9/06/11, 9/07/11, 9/08/11, 9/09/11, 9/10/11, 9/11/11, 9/12/11, 9/13/11, 9/14/11, 9/15/11, 9/16/11, 9/17/11, 9/18/11, 9/19/11, 9/20/11, 9/21/11, 9/22/11, 9/23/11, 9/24/11, 9/25/11, 9/26/11, 9/27/11, 9/28/11, 9/29/11, 9/30/11, 10/01/11, 10/02/11, 10/03/11, 10/04/11, 10/05/11, 10/06/11, 10/07/11, 10/08/11, 10/09/11, 10/10/11, 10/11/11, 10/12/11, 10/13/11, 10/14/11, 10/15/11, 10/16/11, 10/17/11, 10/18/11, 10/19/11, 10/20/11, 10/21/11, 10/22/11, 10/23/11, 10/24/11, 10/25/11, 10/26/11, 10/27/11, 10/28/11, 10/29/11, 10/30/11, 10/31/11, 11/01/11, 11/02/11, 11/03/11, 11/04/11, 11/05/11, 11/06/11, 11/07/11, 11/08/11, 11/09/11, 11/10/11, 11/11/11, 11/12/11, 11/13/11, 11/14/11, 11/15/11, 11/16/11, 11/17/11, 11/18/11, 11/19/11, 11/20/11, 11/21/11, 11/22/11, 11/23/11, 11/24/11, 11/25/11, 11/26/11, 11/27/11, 11/28/11, 11/29/11, 11/30/11, 12/01/11, 12/02/11, 12/03/11, 12/04/11, 12/05/11, 12/06/11, 12/07/11, 12/08/11, 12/09/11, 12/10/11, 12/11/11, 12/12/11, 12/13/11, 12/14/11, 12/15/11, 12/16/11, 12/17/11, 12/18/11, 12/19/11, 12/20/11, 12/21/11, 12/22/11, 12/23/11, 12/24/11, 12/25/11, 12/26/11, 12/27/11, 12/28/11, 12/29/11, 12/30/11, 12/31/11.
 - 6- THE SUBJECT PROPERTY DOES NOT CONTAIN VISIBLE SHROUDLES.
 - 7- THE ZONING ORDINANCE OF JOHNSON CITY DENIES ALL SHROUDLES TO MAKE A 35-YEAR 10-MILLIFOOT DEVELOPMENT PLAN OR SHANNING TO A SHROUDLE.
 - 8- THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR ANY UNDESIRABLE UNDESIRABLE CONDITIONS, A VISIBLE UNIMPAIRED STREAM, SHALL STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS, AND THE ZONING ORDINANCE OF JOHNSON CITY REGULATES DEVELOPMENT NEAR UNIMPAIRED STREAMS.
 - 9- TITLE EXAMINATION PERFORMED WITHOUT THE BENEFIT OF A PROFESSIONAL SURVEYOR.
 - 10- 40 PARKING SPACES WILL BE PROVIDED ON LOT 3 FOR THE BENEFIT OF LOT 1, BASED ON EXISTING CONDITIONS.
- THE OWNERS OF LOT 1 RESERVE A 15-FEET PRIVATE WATER LINE EASEMENT ACROSS LOT 3 FOR ACCESS TO THE EXISTING PUBLIC WATER LINE CONNECTION AND RELATED LINES.



038H C 006.04
84 Comm.



TH&P
TYNISHA HAMPTON & PARTNERS
ENGINEERS - SURVEYORS
PLANNERS - ARCHITECTS
JOHNSON CITY, TENNESSEE 37609
(423) 254-1943 FAX
http://www.thandt.com



- NOTES:**
- 7.5 FEET WIDE EASEMENTS FOR UTILITIES AND DRAINAGE ARE LOCATED ALONG THE INTERIOR OF ALL FRONT, SIDE, AND REAR PROPERTY LINES.
 - SETBACKS TO COMPARE TO CURRENT ZONING.
 - THE PROPERTIES 742 IMAGE 1937
 - NEED REF: ROLL 742 IMAGE 1937
 - THE SUBJECT PROPERTY IS A BLOOD HAZARD ZONE AS FOR FIRM MAP #1174001570, REVISED SEPT. 29, 2006.
 - THE SUBJECT PROPERTY DOES NOT CONTAIN VISIBLE SHIMHOLES. THE ZONING ORDINANCE OF JOHNSON CITY DENIES ALL SHIMHOLES. THE ZONING ORDINANCE OF JOHNSON CITY DENIES ANY SHIMHOLES WHICH RESTRICTS OR IMPEDES DEVELOPMENT ADJOINING OR DRAINING TO A SHIMHOLE.
 - THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING UTILITY LINES ASSOCIATED WITH THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY DOES NOT CONTAIN A VISIBLE UNARMED STREAM. SMALL STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS, AND THE ZONING ORDINANCE OF JOHNSON CITY REGULATES DEVELOPMENT WHICH MAY BE PERFORMED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE OPINION.
 - THE SUBJECT PROPERTY IS NOT A FLOOD INSURANCE RATE MAP.
 - 40 PARKING SPACES WILL BE RESERVED ON LOT 3 FOR THE BENEFIT OF LOT 1, BASED ON EXISTING CONDITIONS.
 - THE OWNERS OF LOT 1 RESERVE A 10' PRIVATE WATER LINE EASEMENT ACROSS LOT 3 FOR ACCESS TO THE EXISTING PUBLIC WATER LINE CONNECTION AND RELATED LINES.

**ROLLING: P820868-495
14000358**

OWNER	SHIVA PROPERTIES, L.P.
DEVELOPER	SHIVA PROPERTIES, L.P.
APPLICANT	SHIVA PROPERTIES, L.P.
AGENT	GINGER E. JILTON
DATE	12/17/13



I hereby certify that I am a duly licensed Surveyor and the title of this plat is in accordance with the laws of the State of Tennessee and that I am not a party to any fraud or other illegality in connection with this plat.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE INFORMATION CONTAINED THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A DULY LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

[Signature]
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS AND UTILITIES
I HEREBY CERTIFY THAT THE APPROVAL OF STREETS AND UTILITIES IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 128, PART 1 OF THE TENNESSEE PUBLIC SAFETY CODE, AND THAT THE APPROVAL IS SUBJECT TO THE APPROVAL OF THE JOHNSON CITY PLANNING COMMISSION AS SHOWN.

[Signature]
N. HILL

CERTIFICATE OF APPROVAL OF RECORDING WATER AND SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE REVISIONS TO THE SEWERAGE AND WATER SYSTEMS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 128, PART 1 OF THE TENNESSEE PUBLIC SAFETY CODE, AND THAT THE APPROVAL IS SUBJECT TO THE APPROVAL OF THE JOHNSON CITY PLANNING COMMISSION AS SHOWN.

[Signature]
N. HILL

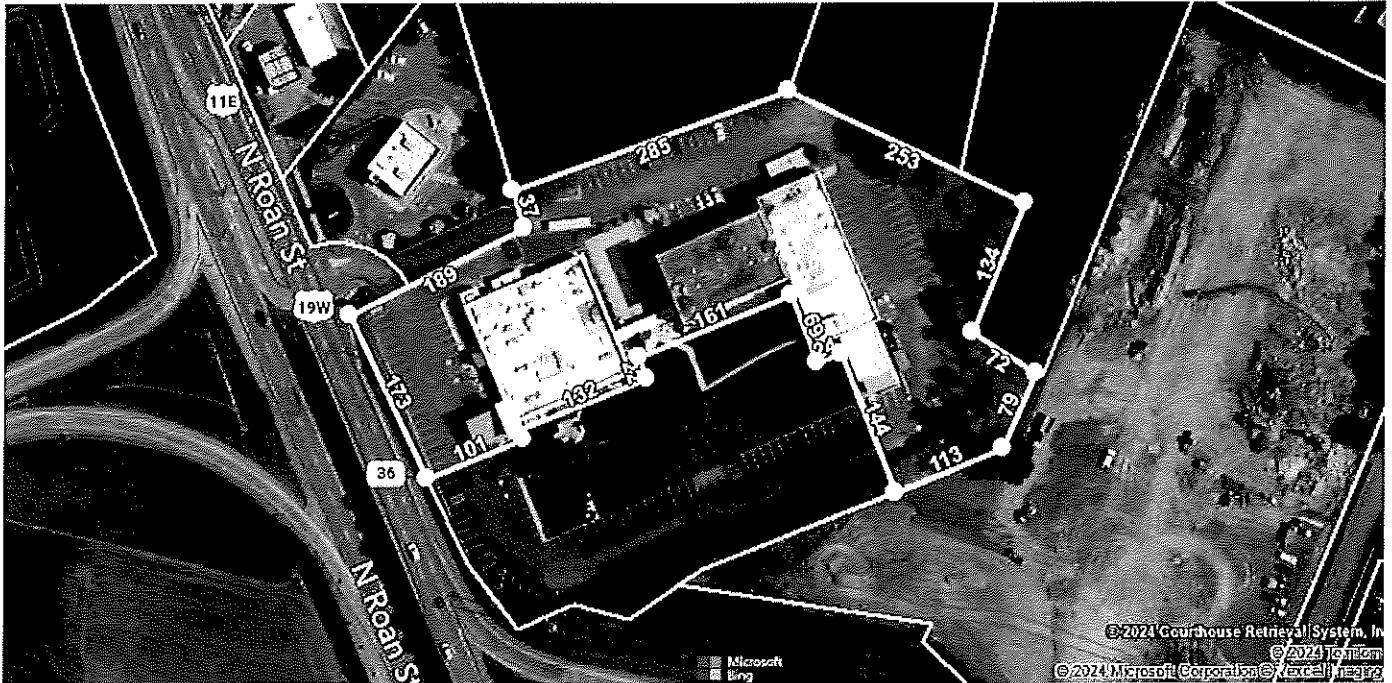
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE REVISIONS TO THE SEWERAGE AND WATER SYSTEMS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 128, PART 1 OF THE TENNESSEE PUBLIC SAFETY CODE, AND THAT THE APPROVAL IS SUBJECT TO THE APPROVAL OF THE JOHNSON CITY PLANNING COMMISSION AS SHOWN.

[Signature]
N. HILL

REPLAT OF LOT 1 - SHIVA PROPERTIES, L.P.
JOHNSON CITY, TENNESSEE

TOTAL ACRES	4.916 ACRES
TOTAL LOTS	2
ACRES NEW ROAD	0
ONE DISTRICT	10th
COSMETIC ERROR	1/10,000
OWNER	SHIVA PROPERTIES, L.P.
SURVEYOR	KEVIN BOWYER
SCALE	1" = 30'

DATE: 12/17/13



LOCATION

Property Address 2406 N Roan St
 Johnson City, TN 37601-1704

Subdivision Shiva Property

County Washington County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 038H C 006.00

Special Int 000

Alternate Parcel ID

Land Map 038H

District/Ward 10

2020 Census Trct/Bik 613.01/2

Assessor Roll Year 2022

PROPERTY SUMMARY

Property Type Commercial

Land Use Residential Hotels

Improvement Type Motel

Square Feet 68424

CURRENT OWNER

Name Kaan Hospitality LLC

Mailing Address 110 Blakely Dr
 Mauldin, SC 29662-1832

SCHOOL ZONE INFORMATION

Fairmont Elementary School 1.3 mi
 Distance

Elementary: Pre K to 5 Distance

Indian Trail Intermediate School 2.0 mi
 Distance

Primary Middle: 5 to 6 Distance

Liberty Bell Middle School 1.8 mi
 Distance

Middle: 7 to 8 Distance

Science Hill High School 1.5 mi
 Distance

High: 9 to 12 Distance

SALES HISTORY THROUGH 04/19/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/5/2019	\$4,567,500	Kaan Hospitality LLC	S & S Hospitality LLC & Bakshi Brijmohan	Warranty Deed	2	991/2535 19012746
12/8/2011		S&S Hospitality LLC % Sanjay Bakshi		Quit Claim Deed	2	R742/11097

Property Report for 2406 N ROAN ST. cont.

8/17/2010	\$3,100,000	Bakshi Brijmohan	Warranty Deed	R692/1178
9/8/1999	\$2,040,000	Tri-Hotels Inc	Warranty Deed	R180/2667
4/24/1995		Shiva Properties L P		2 R69/11467
4/18/1995	\$2,550,000	Rjva Enterprises Inc	Warranty Deed	R69/11464
5/17/1993	\$3,055,918	Lw-Ssp2	Warranty Deed	R31/11588
8/12/1992	\$4,513,651	First Hotel Investment Corp %Westinghouse Credit	Warranty Deed	R19/2952
6/25/1985		Krisch Realty Assoc		615/270
2/22/1963				360/95
2/21/1963				359/120
2/20/1963				359/115

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	Johnson City	1.73
Appraised Land	\$1,192,100	Assessed Land		Washington	2.15
Appraised Improvements	\$2,684,000	Assessed Improvements			
Total Tax Appraisal	\$3,876,100	Total Assessment	\$1,550,440		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022	\$26,822.61	\$33,334.46	\$60,157.07
2021	\$26,822.61	\$33,334.46	\$60,157.07
2020	\$26,909.24	\$33,833.26	\$60,742.50
2019	\$26,909.24	\$33,833.26	\$60,742.50
2018	\$26,240.00	\$33,040.19	\$59,280.20
2017	\$26,240.00	\$33,040.19	\$59,280.20
2016	\$25,937.65	\$33,008.78	\$58,946.43
2015	\$25,121.58	\$26,596.63	\$51,718.21
2014	\$23,284.58	\$28,456.06	\$51,740.65
2011	\$23,103.49	\$28,165.66	\$51,269.15

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
08/05/2019	\$3,100,000	Kaan Hospitality LLC	Renasant Bank	991/2539 19012747
03/04/2015	\$2,500,000	S & S Hospitality LLC	Renasant Bank	863/973 15003037
08/17/2010	\$500,000	Bakshi Brijmohan	Malhotra Swadesh	692/1182 10013208
12/31/2008	\$300,000	Tri-Hotels Inc	Mountain Commerce Bank	628/670 09000099
10/30/2008	\$300,000	Tri-Hotels Inc	Branch Banking And Trust	623/1424 08488809
05/30/2006	\$100,000	Tri-Hotels Inc	Vorndran Jay	503/529
03/29/2002	\$4,950,000	Tri Hotels Inc	Peoples Community Bank	268/451
09/08/1999	\$3,000,000	Tri Hotels Inc	Peoples Community Bank	180/2675

05/07/1997 \$250,000 Shiva Properties Lp Commonwealth Community Bank 112/1729

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Motel	Condition	Average	Units	
Year Built	1964	Effective Year	1964	Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft. 14,883

Building Square Feet (Living Space)

Motel 8958

Building Square Feet (Other)

- Enclosed Porch Finished 132
- Enclosed Porch Finished 300
- Enclosed Porch Finished 576
- Open Porch Finished 135
- Utility Unfinished 221
- Utility Unfinished 377
- Canopy 990
- Service Production Area 5925

- CONSTRUCTION

Quality	Average -	Roof Framing	Bar Joist/Rigid Frame
Shape	Rectangular Design	Roof Cover Deck	Built-Up/Metal Gypsum
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Spread Footing	Interior Finish	Drywall
Floor System	Slab On Grade	Air Conditioning	Cooling Package
Exterior Wall	Common Brick	Heat Type	Heat Package
Structural Framing	Masonry Pil/Stl	Bathroom Tile	Floor & Wall
Fireplace		Plumbing Fixtures	16

- OTHER

Occupancy	Occupied	Building Data Source	Agent
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PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Motel	Condition	Average	Units	55
Year Built	1983	Effective Year	1983	Stories	2
BRs		Baths	F H	Rooms	

Total Sq. Ft. 30,276

Building Square Feet (Living Space)

Motel 7569

Motel 7569

Motel 7569

Motel 7569

Building Square Feet (Other)

- Open Porch Finished 90
- Passenger Elevator 104600

- CONSTRUCTION

Quality	Average -	Roof Framing	Bar Joist/Rigid Frame
Shape	Rectangular Design	Roof Cover Deck	Built-Up/Metal Gypsum
Partitions		Cabinet Millwork	Average

Common Wall		Floor Finish	Carpet Combination
Foundation	Spread Footing	Interior Finish	Drywall
Floor System	Slab On Grade	Air Conditioning	Cooling Package
Exterior Wall	Common Brick	Heat Type	Heat Pakage
Structural Framing	Masonry Pil/Stl	Bathroom Tile	Floor-1/2 Wall
Fireplace		Plumbing Fixtures	99
- OTHER			
Occupancy	Occupied	Building Data Source	Agent

PROPERTY CHARACTERISTICS: BUILDING

Building # 3

Type	Motel	Condition	Average	Units	
Year Built	1972	Effective Year	1972	Stories	2
BRs		Baths	F H	Rooms	
Total Sq. Ft.	23,265				
Building Square Feet (Living Space)		Building Square Feet (Other)			
Motel 7755		Open Porch Finished 275			
Motel 7755		Open Porch Finished 2645			
Motel 7755		Utility Finished 1650			
		Utility Finished 1650			
		Passenger Elevator 97400			

- CONSTRUCTION

Quality	Average -	Roof Framing	Bar Joist/Rigid Frame
Shape	Rectangular Design	Roof Cover Deck	Built-Up/Metal Gypsum
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Spread Footing	Interior Finish	Drywall
Floor System	Slab On Grade	Air Conditioning	Cooling Package
Exterior Wall	Conc Block/Brick	Heat Type	Heat Pakage
Structural Framing	Masonry Pil/Stl	Bathroom Tile	Floor-1/2 Wall
Fireplace		Plumbing Fixtures	99
- OTHER			
Occupancy	Occupied	Building Data Source	Agent

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	40400	1974	AVERAGE
Swimming Pool	26X60	1964	AVERAGE
Patio	4320	1964	AVERAGE
Asphalt Paving	150X200	1983	AVERAGE
Asphalt Paving	20000	1964	AVERAGE
Fireplace		1964	GOOD
Patio	4155	1972	AVERAGE
Lights	12	1964	AVERAGE
Lights	2	1964	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Hotels	Lot Dimensions	
Block/Lot	/1	Lot Square Feet	135,907
Latitude/Longitude	36.349551°/-82.378255°	Acreage	3.12

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public - Natural Gas	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	
Zoning Code	B 4	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Shiva Property	Plat Book/Page	20/855
Block/Lot	/1	District/Ward	10
Description	2014 County Board N/C; 2014 State Board Change		

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.	47179C0157D	09/29/2006

LOCATION

Property Address Roan North St
 TN

Subdivision

County Washington County, TN

PROPERTY SUMMARY

Property Type Commercial

Land Use

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 038H C 006.04

Special Int 000

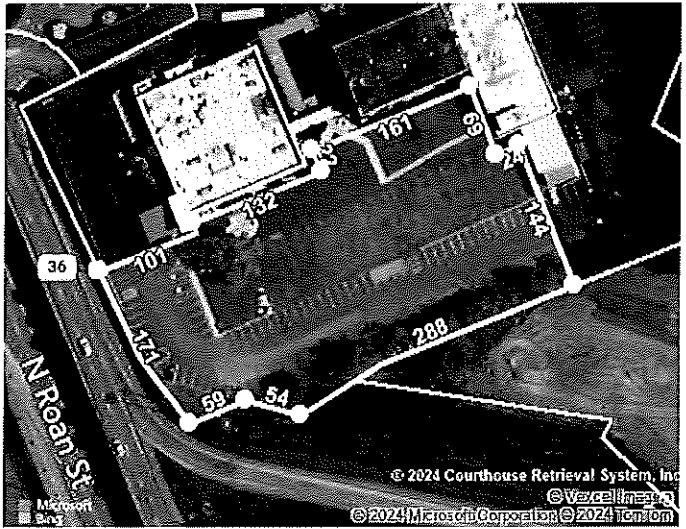
Alternate Parcel ID

Land Map 038H

District/Ward

2020 Census Trct/Blk 613.01/2

Assessor Roll Year 2022



CURRENT OWNER

Name Kaan Hospitality LLC

Mailing Address 110 Blakely Dr
 Mauldin, SC 29662-1832

SCHOOL ZONE INFORMATION

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 Elementary: Pre K to 5 Distance

Indian Trail Intermediate School 2.1 mi
 Primary Middle: 5 to 6 Distance

Liberty Bell Middle School 1.8 mi
 Middle: 7 to 8 Distance

Science Hill High School 1.5 mi
 High: 9 to 12 Distance

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9/2/2015		Bakshi Brijmohan		Quit Claim Deed	2	R881/11

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	Johnson City	1.73
Appraised Land	\$581,200	Assessed Land		Washington	2.15
Appraised Improvements	\$6,400	Assessed Improvements			
Total Tax Appraisal	\$587,600	Total Assessment	\$235,040		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022	\$4,066.19	\$5,053.36	\$9,119.55
2021	\$4,066.19	\$5,053.36	\$9,119.55
2020	\$4,019.18	\$5,053.36	\$9,072.54
2019	\$4,019.18	\$5,053.36	\$9,072.54
2018	\$4,433.18	\$5,582.06	\$10,015.24
2017	\$4,433.18	\$5,582.06	\$10,015.24
2016	\$4,386.27	\$5,582.06	\$9,968.33

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Open Porch Finished	306	1964	AVERAGE
Asphalt Paving	31800	1974	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Lot Dimensions
Block/Lot /3	Lot Square Feet 77,972
Latitude/Longitude 36.349062°/-82.378421°	Acreage 1.79

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source Public - Natural Gas	Road Type Us Highway
Electric Source Public	Topography Rolling
Water Source Public	District Trend
Sewer Source Public	Special School District 1
Zoning Code B 4	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page 20/855
Block/Lot /3	District/Ward
Description	

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.	47179C0157D	09/29/2006