MIDDLETOWN TWP | Land Desc: | Owners Name: SUSSMAN, CHARLES, TRUSTEE | Land: 0
Block: 885 | Bldg Desc: | Street Address: 700 12TH AVE, SO, STE 201 | Impr: 84,200 | Reval Date: 2020/10/01
Lot: 8.04 | Addl Lots: | City & State: NASHVILLE, TN | Zip: 37203 | Total: 84,200 | Map:
Qual: | Acreage: 0.000 | Class: 3A | Property Location: NAVESINK RIVER RD | Exempt: | Seq#: 26782 (#2)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
2020	0	84200	84200
2021	0	86700	86700

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value

Neigh: 555
VCS: AC81 | Front Ft Value:
Zone: R110 | Acre Value:
Min Front: | Lot Value:
Std Depth: | Land Value: 0

SITE INFORMATION

Road: PAVED | Util: SEW/WATER
Curbs: | Gas: YES
Sidewalk: | Elec: YES
Loc: WATER | Topo: LEVEL

STAFF CONTROL

Info By: TENANT | Date: 07/13/17
Visits: 1 | Collector: JF
Old B: 464 | Prtd: 03/09/21
Old L: 4.02 | Card: A TB

BUILDING INFORMATION

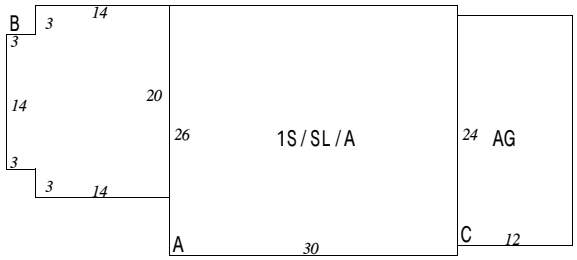
Class: 16 | Roof Type: GABLE
Age/Eff Age: 99 / 43 (Y) | Roof Material: SHINGLE
Exterior Walls: FRAME | Room Count: Total Rooms: 1, Bed Rooms: 0
Style: RANCH | Row/End: N.A.
Story Height: ONE STORY | Conversion:
Exterior Condition: NORMAL | Number of Units: 1
Interior Condition: NORMAL | Heat Source: GAS
Foundation: CONCRETE BLOCK | Livable Area: 1102 SF

DEPRECIATION

Physical: 46 % | Auto: Y
Func Obs: % | Over Imp: %
Econ Obs: % | Under Imp: %
Final Net: 0.53

Baths: M: A: 1 O:
Kitchens: M: A: O:

BUILDING SKETCH



A: 1S/SL/A	cd26r30	780
B: 1S/SL	l14cd3l3d14r3d3r14u20l14	322
C: AG	d1r30cd24r12	288
D:		0
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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NOTES

CLUBHOUSE & BAR. 4F 2 URINALS, TOILET AND SINK

RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
Main Bldg						
FIRST STORY	1102 x	48.940	+22704	x1.00	x1.00=	76636
CONC. SLAB	1102 x	-1.110	+-1104	x1.00	x1.00=	-2327
Heat/AC						
FORCED HOT AIR	1102 x	2.380	+ 960	x1.00	x1.00=	3583
AC (COMB DUCTS)	1102 x	0.870	+ 2160	x1.00	x1.00=	3119
Plumbing						
4 FIXTURE BATH	1 x	3185.000	+ 0	x1.00	x1.00=	3185
3 FIXTURE BATH	0- 2 x	2595.000	+ 0	x1.00	x1.00=	-5190
2 FIXTURE BATH	0- 1 x	1895.000	+ 0	x1.00	x1.00=	-1895
Fireplace						
FIREPLACE 1STY	1 x	4245.000	+ 0	x1.00	x1.00=	4245
Attic						
UNFIN ATTIC	780 x	4.555	+ 420	x1.00	x1.00=	3973
Deck/Patio						
Garage						
ATTACHED GARAGE	288 x	15.170	+ 2364	x1.00	x1.00=	6733

Base Cost: 92062 | CCF: 1.77 | Cost New: 162950
Net Cond: 0.53 | Bldg Value: 86689

Detached Items:

Land: 0 | Impr: 86,700 | Total: 86,700

MIDDLETOWN TWP | Land Desc: | Owners Name: SUSSMAN, CHARLES, TRUSTEE | Land: 0
Block: 885 | Bldg Desc: | Street Address: 700 12TH AVE, SO, STE 201 | Impr: 249,400 | Reval Date: 2020/10/01
Lot: 8.04 | Addl Lots: | City & State: NASHVILLE, TN | Zip: 37203 | Total: 249,400 | Map:
Qual: | Acreage: 0.000 | Class: 3A | Property Location: NAVESINK RIVER RD | Exempt: | Seq#: 26965 (#3)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
2020	0	249400	249400
2021	0	279700	279700

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value

Neigh: 555
VCS: AC81 | Front Ft Value:
Zone: R110 | Acre Value:
Min Front: | Lot Value:
Std Depth: | Land Value: 0

SITE INFORMATION

Road: PAVED | Util: SEW/WATER
Curbs: YES | Gas: YES
Sidewalk: | Elec: YES
Loc: | Topo: LEVEL

STAFF CONTROL

Info By: TENANT | Date: 07/13/17
Visits: 1 | Collector: JF
Old B: 464 | Prtd: 03/09/21
Old L: 4.02 | Card: B TB

BUILDING INFORMATION

Class: 17 | Roof Type: GABLE
Age/Eff Age: 21 / 13 (Y) | Roof Material: SHINGLE
Exterior Walls: FRAME | Room Count: Total Rooms: 4, Bed Rooms: 2
Style: COLONIAL | Row/End: N.A.
Story Height: TWO STORY | Conversion:
Exterior Condition: NORMAL | Number of Units: 1
Interior Condition: NORMAL | Heat Source: GAS
Foundation: CONCRETE BLOCK | Livable Area: 2106 SF

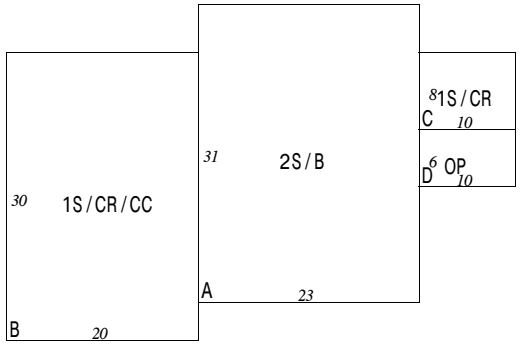
DEPRECIATION

Physical: 13 % | Auto: Y
Func Obs: % | Over Imp: %
Econ Obs: % | Under Imp: %
Final Net: 0.86

Baths: M: A: 3 O:
Kitchens: M: A: O: 1

NOTES

BUILDING SKETCH



A: 2S/B	cd31r23	713
B: 1S/CR/CC	d5l20cd30r20	600
C: 1S/CR	d5r23cd8r10	80
D: OP	d13r23cd6r10	60
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	713 x	9.630 +	2072	x1.15	x1.00=	10279

Main Bldg	Area	Rate	Const	Q/F	Mult	Value
FIRST STORY	1393 x	58.960 +	27118	x1.00	x1.00=	109249
UPPER STORY	713 x	41.960 +	8085	x1.00	x1.00=	38002
CATHEDRAL CEILING	600 x	9.450 +	831	x1.14	x1.00=	7411

Heat/AC	Area	Rate	Const	Q/F	Mult	Value
FORCED HOT AIR	2106 x	2.520 +	720	x1.12	x1.00=	6750
AC (COMB DUCTS)	2106 x	0.890 +	2160	x1.12	x1.00=	4518

Plumbing	Area	Rate	Const	Q/F	Mult	Value
3 FIXTURE BATH	2- 2 x	2595.000 +	0	x1.12	x1.00=	0
2 FIXTURE BATH	1- 1 x	1895.000 +	0	x1.12	x1.00=	0

Fireplace	Area	Rate	Const	Q/F	Mult	Value
FIREPLACE 1.5ST	1 x	4550.000 +	0	x1.15	x1.00=	5233

Attic

Deck/Patio	Area	Rate	Const	Q/F	Mult	Value
OPEN PORCH	60 x	10.920 +	437	x1.15	x1.00=	1256

Garage

Base Cost: 182698 | CCF: 1.77 | Cost New: 323375
Net Cond: 0.86 | Bldg Value: 279655

Detached Items:

Land: 0 | Impr: 279,700 | Total: 279,700

MIDDLETOWN TWP	Land Desc: 8.37	Owners Name:	SUSSMAN, CHARLES, TRUSTEE	Land:	3,511,100		
Block: 885	Bldg Desc:	Street Address:	700 12TH AVE, SO, STE 201	Impr:	6,160,000	Reval Date:	2020/10/01
Lot: 8.04	Addl Lots:	City & State:	NASHVILLE, TN Zip: 37203	Total:	9,671,100	Map:	171
Qual:	Acreage: 8.370 Class: 3A	Property Location:	NAVESINK RIVER RD	Exempt:		Seq#:	26645 (#1 of 3)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
SUSSMAN, CHARLES, TRUSTEE	12/10/20	9476 /7477	1	25
SUSSMAN, CHARLES, TRUSTEE	10/18/19	9377 /173	1	25
740 NAVESINK RVR RD TRUST,EDEL	03/18/05	8454 /3842	1	4
	06/18/96	5511 /236	10	25

ASSESSMENT HISTORY

Year	Land	Impr	Total
2009	8433000	5499200	13932200
2011	4306500	4952300	9258800
2015	4306500	5180500	9487000
2020	4297500	6021000	10318500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
05/03/16	SIDING & WINDOWS	149100	00/00/00
04/27/99	ALTERATIONS	28000	12/31/99
03/25/98	MISC.WORK,SEE PERMIT	65000	12/31/99
08/29/96	NH - POOL	4693500	01/01/99

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
1.250 AC	@ 525000	+	575000	100%				1231250
7.120 AC	@ 375000	+		100%				2670000

Neigh: RB01
VCS: AC81 Front Ft Value: FLOOD PLAIN 90
Zone: R110 Acre Value: 525000
Min Front: 250 Lot Value:
Std Depth: 400 Land Value: 3,511,100

SITE INFORMATION

Road:	PAVED	Util:	SEW/WATER
Curbs:		Gas:	YES
Sidewalk:		Elec:	YES
Loc:		Topo:	LEVEL

STAFF CONTROL

Info By:	AGENT	Date:	07/13/17
Visits:	1	Collector:	JF
Old B:	464	Prtd:	03/09/21
Old L:	4.02	Card:	M TB

BUILDING INFORMATION

Class: 22	Roof Type: HIP
Age/Eff Age: 20 / 13 (Y)	Roof Material: SLATE
Exterior Walls: STUCCO	Room Count: Total Rooms:12 Bed Rooms: 6
Style: COLONIAL	Row/End: N.A.
Story Height: TWO STORY	Conversion:
Exterior Condition: NORMAL	Number of Units: 1
Interior Condition: NORMAL	Heat Source: GAS
Foundation: CONCRETE	Livable Area: 17200 SF

DEPRECIATION

Physical:	13 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.86

Baths:	M:	A: 9	O:	
Kitchens:	M:	A: 1	O:	

NOTES

SWW ELEVATOR 3 STOPS-750 LBS. L-10%
TOPO, NO RIVER ACCESS 2017 NO
TES: 6 FIX IN MASTER BATH.

RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	8238 x	10.400 +	0	x1.85	x1.00	=158499
Main Bldg						
FIRST STORY	9356 x	199.840 +	0	x1.00	x1.00	=1869703
UPPER STORY	8292 x	159.400 +	0	x1.00	x1.00	=1321745
HALF STORY	1118 x	90.910 +	15576	x1.00	x1.00	=117213
CONC. SLAB	1118 x	-1.110 +	-1104	x2.34	x1.00	= -5487
BUILT-IN GARAGE	1118 x	-14.550 +	-1500	x2.28	x1.00	=-40509
Heat/AC						
FORCED HOT AIR	17200 x	2.820 +	0	x1.79	x1.00	= 86822
AC (COMB DUCTS)	17200 x	1.790 +	0	x1.79	x1.00	= 55111
Plumbing						
5 FIXTURE BATH	1 x	3685.000 +	0	x1.79	x1.00	= 6596
4 FIXTURE BATH	6 x	3185.000 +	0	x1.79	x1.00	= 34207
3 FIXTURE BATH	0- 2 x	2595.000 +	0	x1.79	x1.00	= -9290
2 FIXTURE BATH	2- 1 x	1895.000 +	0	x1.79	x1.00	= 3392
Fireplace						
FIREPLACE 2STY	6 x	4850.000 +	0	x1.92	x1.00	= 55872
Attic						
SINGLE DORMER	10 x	680.000 +	0	x1.61	x1.00	= 10948
SMALL DORMER	3 x	1935.000 +	0	x1.61	x1.00	= 9346
UNFIN ATTIC	5230 x	4.625 +	0	x1.61	x1.00	= 38944
Deck/Patio						
PATIO	2955 x	5.610 +	0	x1.56	x1.00	= 25861
Garage						
MD 7/20/17						0

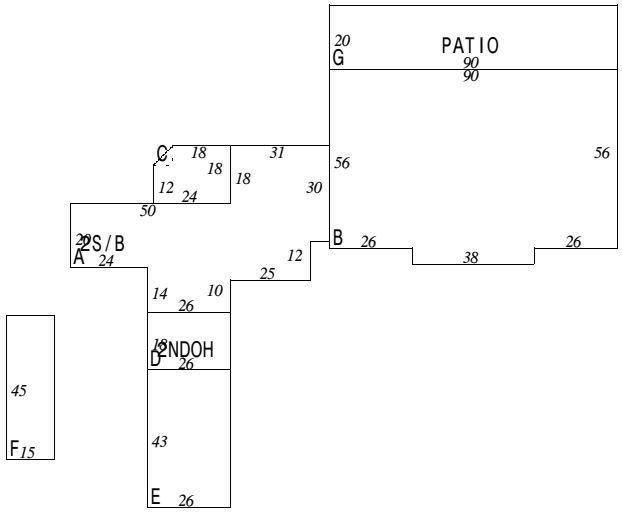
Base Cost: 3738973 CCF: 1.77 Cost New: 6617982
Net Cond: 0.86 Bldg Value: 5723231

Detached Items:

CONC. POOL	960 x	31.540 +	0	x1.56	x0.40	x1.77	= 33442
SHED 1STY	200 x	14.730 +	996	x1.74	x0.25	x1.77	= 3035
FIN SHED 1S	225 x	12.140 +	1272	x1.74	x0.75	x1.77	= 9247
FIN SHED 1S	240 x	12.140 +	1272	x1.74	x0.75	x1.77	= 9668
ELEVATOR							15,000
ADDL BLDGS COMBINED FROM OTHER PRC CARD(S)							366,400

Land: 3,511,100 Impr: 6,160,000 Total: 9,671,100

BUILDING SKETCH



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B:2S/B/A	u42r81cd56r26d5r38u5r26u56l90	5230
C:1S/B	u18r32cs6w6d12r24u18l18	414
D:2NDOH	d34r24cd18r26	468
E:1.5S/SL/BIG	d52r24cd43r26	1118
F:PATIO	d35l20cd45r15	675
G:PATIO	u62r81cd20r90	1800
H:PATIO	480	480
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 60

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