

Real Estate Inspection Form

Inventory ID: _____

Asset Number _____

Anticipated Sale Price: _____

Short Description:
Condition: See Description

Please fill in or check if apply **Long Description:**
Physical Address: Street 121 NEVADA AVENUE City LAFOLLETTE State TN Zip 37766
County CAMPBELL Legal Description (gov't survey, lot/block, metes & bounds) _____

Lot Size/Dimensions .31 ACRES Land Only Building Only Land & Building(s)

**Note: Attach any available pictures, GIS or aerial photos, and/or links to maps of property to the auction page.

Building Information: (if applicable)

Building Type: Residential: Condo Single-Family Multi-Family Other; # of units _____ Commercial

Building Size/Dimensions (square footage) _____ Year Built _____ Year Remodeled _____

of Bedrooms _____ # of Bathrooms _____ # of Levels _____ Basement? Y/N _____ Finished? Y/N _____

Additional Buildings: Garage Shed Barn Other _____

Additional Information

Power Source Electric Gas Other LAFOLLETTE UTILITIES

Heating/Cooling Electric Gas Other LAFOLLETTE UTILITIES

Water Source: City/County Sewer System Well/Septic System Other _____

Description of Property / Comments

Empty Lot located at 121 Nevada Avenue

Title/Deed Conveyance: General Warranty Special Warranty Quit Claim Other _____

Zoning Type: R-2 Appraised Value: \$ 24,000 Last Recorded Tax Value: \$ _____

Tax ID # _____ Tax Amount Owed: \$ _____ Additional Fees Owed: \$ _____

List any liens, restrictions, or encumbrances on property: Buyer is responsible for all back taxes for city and county taxes.

For more information contact: Stan Foust @ 423-563-0719

Description of lot size: .31 Acres

The City of LaFollette in Campbell County Tennessee is offering the following vacant property for auction.

121 Nevada Ave,
LaFollette, TN 37766

This property is described as Map: 085-O/Group: C/Parcel: 042.00

This property starts at \$ \$7,500.00, on this auction site and highest bidder will be awarded sale.

All taxes current and past will be the winning bidder's responsibility.

The inspection of this is recommended and at your own risk. You will receive a Special Warranty Deed for this property. It is recommended that you visit the property prior to bidding. You are responsible for your own inspection and evaluation of this property. No further information is available from this office. Please contact the following departments for any necessary questions pertaining to any issues.

It is your responsibility to verify any information that you have questions on before bidding on this property.

For prior deed references on this property, please contact The Register of Deeds office at 423-562-3864.

All sales are final; AS IS-and-WHERE AS.

The buyer assumes all liability and risks associated with the property. Buyer is responsible for all applicable closing costs.

This property is offered "As Is/Where Is (Owner/seller) makes no warranty, guarantee, or representation of any kind, expressed, or implied, as to the merchantability or fitness for any purpose of the property offered for sale. The buyer is not entitled to any payment for loss of profit or any other money damager-special direct, indirect, or consequential.

Additionally, any or all photographs or other representations are for information purposes only and MAY NOT or DO NOT factually represent the current day; due to the date differences, vegetation growth, and so forth.

BUYER MUST COMPLY WITH THE CITY OF LAFOLLETTE, CAMPBELL COUNTY ZONING CODES AND REGULATIONS.

There is no waiting period. Once the property is deeded to the winning bidder, they are free to do what they want with it.

It is the buyers responsibility to determine development potential.

2023 PROPERTY TAX NOTICE

DI Map GP CtlMap Parcel PI SI Tax District
 01 0850 C 0850 04200 000 07A04

Property Address 121 NEVADA AVE
Subdivision

Lot Block Acres
 NOTE 18 Deed Calc .31

Additional Description
 092A C 092A 009.00 000

If your taxes are paid by a mortgage company, please forward this notice to them.

If you sold this property after January 1 and the new owner has assumed the responsibility for paying the taxes, please forward this notice to the new owner.

Property Tax Relief Program
 State Law provides tax relief to low-income homeowners age 65 or older, certain homeowners who are permanently and totally disabled, and certain disabled veterans. If you believe you may qualify for this relief, you may contact your County Trustee or city collecting official for details. Applications for property tax relief must be filed prior to the deadline for your county and/or city.

Delinquent Taxes
 Interest will be added to any delinquent taxes at a rate of 1.5% per month. Some cities may (by charter) have different rates.

2023 Tax Summary		
Tax Collection Period		
From:	10/02/2023	To: 02/29/2024
County	007	City 392
		SSD 000
Mtg Code		
	N/TR	
Classification		
RESIDENTIAL		
Appraised Value		
\$24,000		
Assessed @ 25%		
\$6,000		
Base Tax Rate \$1.2950		
Tax Amount \$78.00		
Receipt #		Total Due
83		\$78.00

STAN FOUST
 LAFOLLETTE CITY CLERK
 207 S TENN AVE
 LA FOLLETTE TN 37766
 (423) 562-4961

DI Map GP CtlMap Parcel PI SI
 01 0850 C 0850 04200 000

2% Discount if Paid by 11/05/2023 **Receipt #** **Total Due**
1% Discount if Paid by 12/05/2023 83 \$78.00

To ensure proper credit, please return this portion with your payment.

Property Type: 00 Residential

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

121 NEVADA AVE	Subdivision	TAX YEAR 2023	007	0850	C	042.00	000
Property Address	BK PG BLOCK 18 LOT NOTE TRACT	CAMPBELL	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv LOT DESC	City 07392 LaFollette	Map 0850	Updated 09/27/2023			
	BK PG BLOCK LOT DESC TRACT	SSD1	Dist 01	Printed 02/13/2024			
	Additional Description	SSD2	Total Land Units .31				
	Dimensions 50X285M IRR	Deed Acres 0					
		Calculated Acres .31					

← Lot size

DWELLING DATA									
Improv Type	Lower Level								
Stories	Heating/Air								
Exterior Wall	Attic								
Heating Fuel									
Year Built	1900	Eff Yr Built	1940	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	6	Total Fixtures	6		
Wood FP Stacks		Openings		Add'l Sty		PreFab		Add'l Sty	
Info Src	3	Occ	0	Rental	Src	Year	0	Amount	0
Foundation	Floor Finish								
Floor System	Interior Finish								
Party Wall	Paint/Decor								
Struct. Frame	Bath Tile								
Roof Framing	Electrical								
Roof Cov/Deck	Shape								
Cab/Millwork									
Quality	0+ : Below Average +			Condition	Average			Class:	
Prorate	Date	Factor	% Comp	Cost & Design		0			
Depr: Physical	60	Other Phys	80	Functional	External	% Good 10			
Factors									
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor	
1,368	.92	1	.93	.87	2,264	2019	79	1.00	
Base Dwelling		Add'l Areas	Total	\$/SqFt	% Complete				
RCN	80,810	65,550	146,360	64.65	Dwelling Factor	1			
RCNLD	8,080	6,550	14,630	6.46	Dwelling Value	14,630			
AREAS: Lower Floor		First & Above	Area	% SFLA	Rate	RCN			
BAS			1,368						
USF			896	100	58.30	52,240			
EPF			132	0	51.82	6,840			
OPF			333	0	19.43	6,470			

OUTBUILDINGS and YARD ITEMS													Total OBY Value		
Code	Description	Yr Bt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

MARKET LAND																		
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fid	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	36	01		50	300	.31	52,258.06						100		52,258.06	16,200	
Totals:							.31									16,200		

AGRICULTURAL / GREENBELT LAND									
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value		
Totals:									

SALES								
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/17/2023	560	358				CM		KP PROPERTIES PLLC
07/10/2020	531	808	3,400	3,400		CM		ARNOLD ULESS J
12/17/1990	299	151						BRYANT ARNOLD J ETUX
04/09/1986	268	542	30,000	30,000	I	WD	A	BRYANT ARNOLD J ETUX

NOTES







