



Sunday, August 26, 2018

LOCATION

Property Address	3100 N Roan St Johnson City, TN 37601-1566	
Subdivision	Sell Heirs	
County	Washington County, TN	

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Residential Hotels
Improvement Type	Store
Square Feet	5292

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	029 119.01
Special Int	000
Alternate Parcel ID	
Land Map	029
District/Ward	10
2010 Census Trct/Blk	613/3
Assessor Roll Year	2017



CURRENT OWNER

Name	Mahmodian Leo M
Mailing Address	1200 N Roan St Johnson City, TN 37601-3919

SALES HISTORY THROUGH 07/24/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
8/9/2006	\$30,000	Mahmodian Leo M		Warranty Deed		R513/1363
2/19/2001	\$220,000	Mahmodian Leo M & Aliabadi Moe		Warranty Deed		R221/1123
10/3/1996	\$200,000	Widener Jim & Squibb John P		Warranty Deed		R99/12644
3/19/1987		Action Mortgage Corp				640/554
10/12/1983						593/224
9/3/1982					2	579/530
9/16/1981	\$124,625			Warranty Deed	2	567/497
8/11/1978					2	550/167

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017	Johnson City	1.89
Appraised Land	\$263,800	Assessed Land		Washington	2.3798
Appraised Improvements	\$157,900	Assessed Improvements			
Total Tax Appraisal	\$421,700	Total Assessment	\$168,680		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017	\$3,188.05	\$4,014.25	\$7,202.30
2016	\$3,154.32	\$4,014.25	\$7,168.56
2015	\$3,154.32	\$3,339.53	\$6,493.84
2014	\$2,732.62	\$3,339.53	\$6,072.14
2011	\$2,662.09	\$3,245.38	\$5,907.47

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
11/15/2006	\$240,500	Mahmodian Leo M Bagheri Maryam	Peoples Community Bank	528/1500 06432815	
02/19/2001	\$165,000	Mahmodian Leo & Maryam	Peoples Community Bank	221/127	

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Store	Condition	Average	Units	5
Year Built	1960	Effective Year	1975	Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft. 5,292

Building Square Feet (Living Space)

Store 5292

Building Square Feet (Other)

Canopy 396

Canopy 480

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Corrugated Metal
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Slab On Grade	Air Conditioning	Cooling Package
Exterior Wall	Siding Average	Heat Type	Heat Package
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	24

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	6000	1958	POOR

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Hotels	Lot Dimensions	137.52 X 284.28 IRR
Block/Lot	/57	Lot Square Feet	38,333
Latitude/Longitude	36.360916°/-82.388056°	Acreage	0.88

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public - Natural Gas	Road Type	Us Highway
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable

Sewer Source	Public	Special School District 1
Zoning Code	B 4 / R 5	Special School District 2
Owner Type		

LEGAL DESCRIPTION

Subdivision	Sell Heirs	Plat Book/Page
Block/Lot	/57	District/Ward 10

Description

FLOOD ZONE INFORMATION

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
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47179C0157D	09/29/2006