



## LOCATION

<b>Property Address</b>	2304 Croydon Rd Knoxville, TN 37921-4413
<b>Subdivision</b>	Country Sites 2nd Pt 10
<b>County</b>	Knox County, TN

## GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	093FD022
<b>Alternate Parcel ID</b>	82558
<b>Account Number</b>	
<b>District/Ward</b>	City Of Knoxville
<b>2020 Census Trct/Blk</b>	27/2
<b>Assessor Roll Year</b>	2024

## PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Tax Freeze
<b>Improvement Type</b>	Single Family Residential
<b>Square Feet</b>	1494

## SCHOOL ZONE INFORMATION

<b>West Haven Elementary School</b>	1.2 mi
Elementary: Pre K to 5	Distance
<b>Bearden Middle School</b>	3.7 mi
Middle: 6 to 8	Distance
<b>West High School</b>	1.3 mi
High: 9 to 12	Distance

## TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2024	<b>Assessment Year</b>	2024	<b>City Of Knoxville</b>	2.1556
<b>Appraised Land</b>	\$15,500	<b>Assessed Land</b>		<b>Knox County</b>	1.554
<b>Appraised Improvements</b>	\$93,300	<b>Assessed Improvements</b>			
<b>Total Tax Appraisal</b>	\$108,800	<b>Total Assessment</b>	\$27,200		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

## TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$586.32	\$422.69	\$1,009.01
2023	\$586.32	\$422.69	\$1,009.01
2022	\$586.32	\$422.69	\$1,009.01
2021	\$477.36	\$410.75	\$888.11
2020	\$477.36	\$411.00	\$888.36
2019	\$477.36	\$411.00	\$888.36
2018	\$477.36	\$411.00	\$888.36
2017	\$477.36	\$411.00	\$888.36
2016	\$483.13	\$411.00	\$894.13
2015	\$483.13	\$411.00	\$894.13
2014	\$483.13	\$411.22	\$894.35
2013	\$422.87	\$411.22	\$834.09

## PROPERTY CHARACTERISTICS: BUILDING

## Building # 1

<b>Type</b>	Single Family Residential	<b>Condition</b>	Normal For Age	<b>Units</b>	
<b>Year Built</b>	1940	<b>Effective Year</b>	1975	<b>Stories</b>	1
<b>BRs</b>	3	<b>Baths</b>	1 F 1 H	<b>Rooms</b>	6

Total Sq. Ft. 1,494

Building Square Feet (Living Space)

Base Area 1494

Building Square Feet (Other)

Partial Basement

Open Frame Porch 264

Open Frame Porch 390

## - CONSTRUCTION

<b>Quality</b>	Fair	<b>Roof Framing</b>	
<b>Shape</b>		<b>Roof Cover Deck</b>	Composition Shingles
<b>Partitions</b>		<b>Cabinet Millwork</b>	
<b>Common Wall</b>		<b>Floor Finish</b>	
<b>Foundation</b>	1/2 Basement	<b>Interior Finish</b>	
<b>Floor System</b>		<b>Air Conditioning</b>	Yes
<b>Exterior Wall</b>	Siding Average	<b>Heat Type</b>	Heat Pump
<b>Structural Framing</b>		<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	10

## - OTHER

<b>Occupancy</b>		<b>Building Data Source</b>	
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## PROPERTY CHARACTERISTICS: EXTRA FEATURES

## Property Report for 2304 CROYDON RD, cont.

Feature	Size or Description	Year Built	Condition
Detached Carport Unfinished	180	1998	VERY POOR FOR AGE
Detached Carport Unfinished	180	2002	VERY POOR FOR AGE
Utility Building	168	2005	NORMAL FOR AGE
Utility Building	140	2015	NORMAL FOR AGE

## PROPERTY CHARACTERISTICS: LOT

Land Use	Tax Freeze	Lot Dimensions	80 X 265 X IRR
Block/Lot	/9	Lot Square Feet	20,081
Latitude/Longitude	35.967196°/-83.975934°	Acreage	0.461

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Gas	Road Type	
Electric Source		Topography	
Water Source	Water	District Trend	
Sewer Source	Sewer	Special School District 1	
Zoning Code	RN-1: Single-Family Residential	Special School District 2	
Owner Type			

## LEGAL DESCRIPTION

Subdivision	Country Sites 2nd Pt 10	Plat Book/Page	13/72
Block/Lot	/9	District/Ward	City Of Knoxville
Description	Subdivisionname Country Sites 2nd Pt 10 Mapplatb 13 Mapplatp 72 Dimensions 80 X 265 X Irr		

## 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.	47093C0278G	08/05/2013