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Farm LLC.  
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706 Columbia Ave

Friday, July 18, 2025

#### LOCATION

|                         |                                        |
|-------------------------|----------------------------------------|
| <b>Property Address</b> | 1218 Spring St<br>Dover, TN 37058-3305 |
| <b>Subdivision</b>      |                                        |
| <b>County</b>           | Stewart County, TN                     |

#### PROPERTY SUMMARY

|                         |                 |
|-------------------------|-----------------|
| <b>Property Type</b>    | Residential     |
| <b>Land Use</b>         | Household Units |
| <b>Improvement Type</b> | Single Family   |
| <b>Square Feet</b>      | 2190            |

#### GENERAL PARCEL INFORMATION

|                             |               |
|-----------------------------|---------------|
| <b>Parcel ID/Tax ID</b>     | 084E B 024.00 |
| <b>Special Int</b>          | 000           |
| <b>Alternate Parcel ID</b>  |               |
| <b>Land Map</b>             | 084E          |
| <b>District/Ward</b>        | 07            |
| <b>2020 Census Trct/Blk</b> | 1107/4        |
| <b>Assessor Roll Year</b>   | 2024          |



#### CURRENT OWNER

|                        |                                        |
|------------------------|----------------------------------------|
| <b>Name</b>            | Stupar Steven James Etux Kathy Lynn    |
| <b>Mailing Address</b> | 1218 Spring St<br>Dover, TN 37058-3305 |

#### SCHOOL ZONE INFORMATION

|                                     |          |
|-------------------------------------|----------|
| <b>Dover Elementary School</b>      | 2.9 mi   |
| Elementary: Pre K to 5              | Distance |
| <b>Stewart County Middle School</b> | 1.0 mi   |
| Middle: 6 to 8                      | Distance |
| <b>Stewart County High School</b>   | 3.7 mi   |
| High: 9 to 12                       | Distance |

#### SALES HISTORY THROUGH 07/03/2025

| Date       | Amount   | Buyer/Owners                                | Seller                                         | Instrument                | No. Parcels | Book/Page<br>Or<br>Document# |
|------------|----------|---------------------------------------------|------------------------------------------------|---------------------------|-------------|------------------------------|
| 1/11/2019  | \$49,500 | Stupar Steven James & Stupar Kathy Lynn     | Deutsche Bank National Trust Co Trustee        | Special Warranty Deed     |             | 220/166<br>54230             |
| 6/12/2018  | \$42,022 | Deutsche Bank National Trust Co Trustee     | Parson George H & Solomon Robert J Suc Trustee | Substitute Trustee's Deed |             | 214/883<br>53010             |
| 4/9/1997   | \$60,000 | Parson George H %Dept Of V A                |                                                | Warranty Deed             |             | 290/10                       |
| 6/25/1996  |          | Secretary Of Va 110 9th Ave South           |                                                |                           |             | 284/639                      |
| 4/25/1995  |          | Baker Richard J Jr                          |                                                |                           |             | 278/204                      |
| 12/19/1987 |          | Baker Richard J Etux Cla %Guaranty Trust Co |                                                |                           |             | 232/461                      |

#### TAX ASSESSMENT

| Appraisal                     | Amount    | Assessment                   | Amount | Jurisdiction   | Rate   |
|-------------------------------|-----------|------------------------------|--------|----------------|--------|
| <b>Appraisal Year</b>         | 2024      | <b>Assessment Year</b>       | 2024   | <b>Dover</b>   | 0.7727 |
| <b>Appraised Land</b>         | \$13,200  | <b>Assessed Land</b>         |        | <b>Stewart</b> | 1.4862 |
| <b>Appraised Improvements</b> | \$170,600 | <b>Assessed Improvements</b> |        |                |        |

|                     |           |                  |          |  |
|---------------------|-----------|------------------|----------|--|
| Total Tax Appraisal | \$183,800 | Total Assessment | \$45,950 |  |
|                     |           | Exempt Amount    |          |  |
|                     |           | Exempt Reason    |          |  |

TAXES

| Tax Year | City Taxes | County Taxes | SSD Taxes | Total Taxes |
|----------|------------|--------------|-----------|-------------|
| 2024     | \$355.06   | \$682.91     | \$0       | \$1,037.96  |
| 2023     | \$332.23   | \$640.93     | \$0       | \$973.16    |
| 2022     | \$332.23   | \$640.93     | \$0       | \$973.16    |
| 2021     | \$332.23   | \$640.93     | \$0       | \$973.16    |
| 2019     | \$348.73   | \$683.72     | \$0       | \$1,032.44  |
| 2018     | \$348.73   | \$683.72     | \$0       | \$1,032.44  |
| 2017     | \$348.08   | \$682.44     | \$0       | \$1,030.52  |
| 2016     | \$348.08   | \$682.44     | \$0       | \$1,030.52  |
| 2015     | \$348.08   | \$655.67     | \$0       | \$1,003.74  |
| 2014     | \$363.35   | \$690.37     | \$0       | \$1,053.72  |
| 2013     | \$321.43   | \$690.37     | \$0       | \$1,011.80  |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

|                                     |               |                |                              |           |
|-------------------------------------|---------------|----------------|------------------------------|-----------|
| Type                                | Single Family | Condition      | Average                      | Units     |
| Year Built                          | 1986          | Effective Year | 1986                         | Stories 2 |
| BRs                                 |               | Baths          | F H                          | Rooms     |
| Total Sq. Ft.                       | 2,190         |                |                              |           |
| Building Square Feet (Living Space) |               |                | Building Square Feet (Other) |           |
| Base 1315                           |               |                | Basement Unfinished 1315     |           |
| Upper Story Finished 875            |               |                | Open Porch Finished 264      |           |

- CONSTRUCTION

|                    |                |                   |               |
|--------------------|----------------|-------------------|---------------|
| Quality            | Average        | Roof Framing      |               |
| Shape              |                | Roof Cover Deck   |               |
| Partitions         |                | Cabinet Millwork  |               |
| Common Wall        |                | Floor Finish      |               |
| Foundation         |                | Interior Finish   |               |
| Floor System       |                | Air Conditioning  | Cooling Split |
| Exterior Wall      | Siding Average | Heat Type         | Heat Split    |
| Structural Framing |                | Bathroom Tile     |               |
| Fireplace          |                | Plumbing Fixtures | 6             |

- OTHER

|           |                      |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature          | Size or Description | Year Built | Condition |
|------------------|---------------------|------------|-----------|
| Wood Deck        | 140                 | 1986       | AVERAGE   |
| Utility Building | 160                 | 1998       | AVERAGE   |

PROPERTY CHARACTERISTICS: LOT

|                    |                        |                 |        |
|--------------------|------------------------|-----------------|--------|
| Land Use           | Household Units        | Lot Dimensions  |        |
| Block/Lot          |                        | Lot Square Feet | 43,560 |
| Latitude/Longitude | 36.479046°/-87.816437° | Acreage         | 1      |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                 |        |                           |               |
|-----------------|--------|---------------------------|---------------|
| Gas Source      |        | Road Type                 | State Highway |
| Electric Source | Public | Topography                | Rolling       |
| Water Source    | Public | District Trend            | Stable        |
| Sewer Source    | Public | Special School District 1 |               |
| Zoning Code     |        | Special School District 2 |               |
| Owner Type      |        |                           |               |

LEGAL DESCRIPTION

|             |                  |
|-------------|------------------|
| Subdivision | Plat Book/Page   |
| Block/Lot   | District/Ward 07 |

Description

INTERNET ACCESS

courtesy of Fiberhomes.com

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. | 47161C0280D   | 01/15/2021           |