

Monday, August 10, 2026

LOCATION

Property Address	7034 Almaville Rd Arrington, TN 37014-4900
Subdivision	A & B Dunham
County	Rutherford County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family Residential
Square Feet	1748

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	076 026.18
Alternate Parcel ID	076 02606 00104076
Account Number	R0043571
District/Ward	Rutherford
2020 Census Trct/Blk	408.07/3
Assessor Roll Year	2026



CURRENT OWNER

Name	Wadlington Robert Kristina
Mailing Address	7034 Almaville Rd Arrington, TN 37014-4900

SCHOOL ZONE INFORMATION

Stewarts Creek Elementary School	3.7 mi
Elementary: K to 5	Distance
Stewarts Creek Middle School	3.5 mi
Middle: 6 to 8	Distance
Stewarts Creek High School	3.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/10/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/3/2023	\$488,000	Wadlington Robert Etux Kristina	Dunham Arlen R & Billie F	Warranty Deed		2309/3063
11/29/2008		Dunham Arlen R Etux Billie F	Sellers Diana Leigh			882/3841
9/23/2005		Sellers Diana L	Sellers Steven			546/642
12/31/2004						

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	Assessment Year	2026		
Appraised Land	\$150,000	Assessed Land	\$37,500	Rutherford	1.8762
Appraised Improvements	\$340,800	Assessed Improvements	\$85,200		
Total Tax Appraisal	\$490,800	Total Assessment	\$122,700		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025		\$1,899.65	\$1,899.65
2024		\$1,899.65	\$1,899.65
2023		\$1,899.65	\$1,899.65
2022		\$1,636.40	\$1,636.40
2021		\$1,460.92	\$1,460.92
2019		\$1,460.92	\$1,460.92
2018		\$1,381.93	\$1,381.93
2017		\$1,387.57	\$1,387.57
2016		\$1,387.57	\$1,387.57
2014		\$1,287.49	\$1,287.49
2013		\$1,479.48	\$1,479.48

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
01/03/2023	\$439,200	Wadlington Robert Etux Kristin	Cadence Bank	2309/3067
08/15/2018	\$65,000	Dunham Arlen R Billie F	Ascend Federal Credit Union	1702/3513

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Average	Units	1
Year Built	1999	Effective Year	2010	Stories	2
BRs		Baths	F H	Rooms	
Total Sq. Ft.	1,748				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 1064					
Upper Story Finished 684					

- CONSTRUCTION

Quality	Average Plus	Roof Framing	Hip/Gable
Shape		Roof Cover Deck	Preformed Metal
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Allowance
Foundation	18 Block	Interior Finish	Drywall
Floor System		Air Conditioning	
Exterior Wall	Frame Rustic Log	Heat Type	Heat Pump
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	7

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Porch-Encl Solid Wal	224		
Porch-Slab Roof Ceil	224		
Porch-Slab Roof Ceil	656		

Frpl	1	1999	GOOD
Wd Deck	192	1999	POOR
Gar Attached	437		

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/2	Lot Square Feet	130,244
Latitude/Longitude	35.876980°/-86.577535°	Acreage	2.99

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Static
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	A & B Dunham	Plat Book/Page	34/172
Block/Lot	/2	District/Ward	Rutherford
Description	Lot 2 A & B Dunham Pb 34 Pg 172 Split Off 76-26.06 & Si 001 For 09		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
United Communications	FIBER	Yes	2 Gig	1 Gig
AT&T	FIBER	No	1000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Verizon	_EMPTY	No	300 Mbps	

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.	47149C0115K	05/09/2023