

Sunday, April 26, 2026

#### LOCATION

**Property Address** 4876 Louise Creek Rd  
Cunningham, TN 37052

#### Subdivision

**County** Montgomery County, TN

#### PROPERTY SUMMARY

**Property Type** Farm  
**Land Use** Farm  
**Improvement Type** Single Family Ranch  
**Square Feet** 825

#### GENERAL PARCEL INFORMATION

**Parcel ID/Tax ID** 142 13300 000  
**Special Int** 000  
**Alternate Parcel ID**  
**Land Map** 142  
**District/Ward** 22  
**2020 Census Trct/Blk** 1017.02/2  
**Assessor Roll Year** 2025



#### CURRENT OWNER

**Name** Hill Lowell Wayne  
**Mailing Address** 120 Smith Shepherd Rd  
Indian Mound, TN 37079-5321

#### SCHOOL ZONE INFORMATION

**Montgomery Central Elementary School** 2.4 mi  
Elementary: Pre K to 5 Distance  
**Montgomery Central Middle School** 2.5 mi  
Middle: 6 to 8 Distance  
**Montgomery Central High School** 2.5 mi  
High: 9 to 12 Distance

#### SALES HISTORY THROUGH 04/10/2026

| Date      | Amount | Buyer/Owners      | Seller                     | Instrument      | No. Parcels | Book/Page Or Document# |
|-----------|--------|-------------------|----------------------------|-----------------|-------------|------------------------|
| 8/13/2021 |        | Hill Lowell Wayne | Hill Shannon Quinton       | Quit Claim Deed |             | 2127/236 1333886       |
| 8/4/2021  |        | Hill Lowell Wayne | Estate Of Cynthia Ann Hill | Affidavit       |             | 2121/2049              |
| 5/13/1963 |        | Hill Albert C     |                            |                 |             | 151/304                |

#### TAX ASSESSMENT

| Appraisal                     | Amount    | Assessment                   | Amount   | Jurisdiction             | Rate |
|-------------------------------|-----------|------------------------------|----------|--------------------------|------|
| <b>Appraisal Year</b>         | 2025      | <b>Assessment Year</b>       | 2025     |                          |      |
| <b>Appraised Land</b>         | \$236,700 | <b>Assessed Land</b>         | \$59,175 | <b>Montgomery County</b> | 2.1  |
| <b>Appraised Improvements</b> | \$20,900  | <b>Assessed Improvements</b> | \$5,225  |                          |      |
| <b>Total Tax Appraisal</b>    | \$257,600 | <b>Total Assessment</b>      | \$64,400 |                          |      |
|                               |           | <b>Exempt Amount</b>         |          |                          |      |
|                               |           | <b>Exempt Reason</b>         |          |                          |      |

#### TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2025     |            | \$1,352.40   | \$1,352.40  |
| 2024     |            | \$1,352.40   | \$1,352.40  |
| 2023     |            | \$1,143.68   | \$1,143.68  |
| 2022     |            | \$1,143.68   | \$1,143.68  |
| 2020     |            | \$1,169.09   | \$1,169.09  |
| 2019     |            | \$1,169.09   | \$1,169.09  |
| 2018     |            | \$729.13     | \$729.13    |

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

|                                     |                     |                |                              |   |         |   |
|-------------------------------------|---------------------|----------------|------------------------------|---|---------|---|
| Type                                | Single Family Ranch | Condition      |                              |   | Units   | 1 |
| Year Built                          | 1920                | Effective Year | 1920                         |   | Stories | 1 |
| BRs                                 |                     | Baths          | F                            | H | Rooms   |   |
| Total Sq. Ft.                       |                     | 825            |                              |   |         |   |
| Building Square Feet (Living Space) |                     |                | Building Square Feet (Other) |   |         |   |
| Main Floor Living Area 825          |                     |                | Open Porch Finished 180      |   |         |   |
|                                     |                     |                | Open Porch Unfinished 36     |   |         |   |

- CONSTRUCTION

|                    |                    |                   |                  |
|--------------------|--------------------|-------------------|------------------|
| Quality            |                    | Roof Framing      | Gable/Hip        |
| Shape              | Rectangular Design | Roof Cover Deck   | Corrugated Metal |
| Partitions         |                    | Cabinet Millwork  |                  |
| Common Wall        | None               | Floor Finish      | Pine/Soft Wood   |
| Foundation         | Continuous Footing | Interior Finish   | Wood Walls       |
| Floor System       | Wood W/O Sub Floor | Air Conditioning  |                  |
| Exterior Wall      | Siding Average     | Heat Type         | None             |
| Structural Framing | None               | Bathroom Tile     | None             |
| Fireplace          |                    | Plumbing Fixtures | 3                |

- OTHER

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

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature        | Size or Description | Year Built | Condition |
|----------------|---------------------|------------|-----------|
| Other Fixtures |                     |            |           |

PROPERTY CHARACTERISTICS: LOT

|                    |                        |                 |         |
|--------------------|------------------------|-----------------|---------|
| Land Use           | Farm                   | Lot Dimensions  |         |
| Block/Lot          |                        | Lot Square Feet | 871,197 |
| Latitude/Longitude | 36.369376°/-87.406178° | Acreage         | 20      |

| Type                           | Land Use | Units | Tax Assessor Value |
|--------------------------------|----------|-------|--------------------|
| Full Market Acreage Calculatio | FARM     | 17.88 | \$161,696          |
| Improved Site                  | FARM     | 1.50  | \$75,000           |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

|                        |                                      |                                  |         |
|------------------------|--------------------------------------|----------------------------------|---------|
| <b>Gas Source</b>      | None                                 | <b>Road Type</b>                 |         |
| <b>Electric Source</b> | Public                               | <b>Topography</b>                | Rolling |
| <b>Water Source</b>    | Public                               | <b>District Trend</b>            |         |
| <b>Sewer Source</b>    | None                                 | <b>Special School District 1</b> |         |
| <b>Zoning Code</b>     | AG: Agricultural Production District | <b>Special School District 2</b> |         |
| <b>Owner Type</b>      |                                      |                                  |         |

## LEGAL DESCRIPTION

|                    |                         |
|--------------------|-------------------------|
| <b>Subdivision</b> | <b>Plat Book/Page</b>   |
| <b>Block/Lot</b>   | <b>District/Ward</b> 22 |
| <b>Description</b> |                         |

## INTERNET ACCESS

courtesy of Fiberhomes.com

| <b>Provider</b>         | <b>Type</b> | <b>Confirmed</b> | <b>Advertised Top Download Speed</b> | <b>Advertised Top Upload Speed</b> |
|-------------------------|-------------|------------------|--------------------------------------|------------------------------------|
| Cumblerand Connect, LLC | FIBER       | No               | 1000 Mbps                            |                                    |
| Spectrum                | CABLE       | No               | 1000 Mbps                            |                                    |
| Verizon                 | _EMPTY      | No               | 300 Mbps                             |                                    |

## FEMA FLOOD ZONES

| <b>Zone Code</b> | <b>Flood Risk</b> | <b>BFE</b> | <b>Description</b>                                                                         | <b>FIRM Panel ID</b> | <b>FIRM Panel Eff. Date</b> |
|------------------|-------------------|------------|--------------------------------------------------------------------------------------------|----------------------|-----------------------------|
| X                | Minimal           |            | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47125C0460E          | 01/15/2021                  |