

**TRANSFORMATION LLC**  
8122 WESTMONT CIRCLE  
KNOXVILLE, TN 37919

# 2026



BUILDING CHARACTERISTICS

| ELEMENT            | CD               | CONSTRUCTION      |      |              |                      |
|--------------------|------------------|-------------------|------|--------------|----------------------|
| Exterior Wall      | 19               | COMMON BRK 80     |      |              |                      |
| Exterior Wall      | 31               | VINYL SID 20      |      |              |                      |
| Roof Structure     | 03               | GABLE/HIP 100     |      |              |                      |
| Roof Cover         | 03               | COMP SHNGL 100    |      |              |                      |
| Interior Wall      | 05               | DRYWALL 100       |      |              |                      |
| Interior Floor     | 14               | CARPET 100        |      |              |                      |
| Air Condition      | 03               | CENTRAL 100       |      |              |                      |
| Heating Type       | 04               | AIR DUCTED 100    |      |              |                      |
| Bedrooms           |                  | 4 100             |      |              |                      |
| Bathrooms          |                  | 3 100             |      |              |                      |
| Frame              | 01               | NONE 100          |      |              |                      |
| Stories            | 1.5              | 1.5 100           |      |              |                      |
| Architectual Units | 05               | CONV 100<br>0 100 |      |              |                      |
| Condition Adj      | 01               | 01 100            |      |              |                      |
| Kitchen Adjus      | 01               | 01 100            |      |              |                      |
| Quality            | 05               | 05                |      |              |                      |
| DOR CODE           | 0100             | SINGLE FAMILY     |      |              |                      |
| MAP NUM            |                  | MKT AREA 06       |      |              |                      |
| NEIGHBORHOOD/LOC   | 27316.080        | 1.00/             |      |              |                      |
| AREA TYPE          | TOTAL GROSS AREA | PCT OF BASE       | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                | 1,620            | 100               |      | 1,620        | 105,784              |
| FGR                | 396              | 55                |      | 218          | 14,235               |
| FOP                | 40               | 30                |      | 12           | 784                  |
| FST                | 176              | 55                |      | 97           | 6,334                |
| FUS                | 1,110            | 100               |      | 1,110        | 72,482               |
| TOTALS             | 3,342            |                   |      | 3,057        | 199,619              |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 0100 | 01  | 3,057     | 89.6952     | 100.46         | 307,106        | 1984 | 1984 | 0    | 0    | 0 | 35.00 | 65.00  |

1 SINGLE FAM    0% - 2025    Heated Area: 2730    HX Base Yr

The diagram illustrates the building's layout and its relationship to adjacent lots. The central building footprint is labeled FUS. It is surrounded by various other areas: BAS (Backyard), FST (Front Yard), and FGR (Garage). Dimensions are provided for each area, such as 37' x 30' for FUS, 14' x 30' for BAS, 22' x 8' for FST, and 22' x 18' for FGR.

MARKET ADJUSTMENTS

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

COLUMBIA COUNTY PROPERTY

| VALUATION BY              |           | STANDARD |  |
|---------------------------|-----------|----------|--|
| Tax Group: 2              | Tax Dist: |          |  |
| BUILDING MARKET VALUE     | 199,619   |          |  |
| TOTAL MARKET OB/XF VALUE  | 3,497     |          |  |
| TOTAL LAND VALUE - MARKET | 18,000    |          |  |
| TOTAL MARKET VALUE        | 221,116   |          |  |
| SOH/AGL Deduction         | 0         |          |  |
| ASSESSED VALUE            | 221,116   |          |  |
| TOTAL EXEMPTION VALUE     | 0         |          |  |
| BASE TAXABLE VALUE        | 221,116   |          |  |
| TOTAL JUST VALUE          | 221,116   |          |  |
| NCON VALUE                | 0         |          |  |
| INCOME VALUE              |           |          |  |
| PREVIOUS YEAR MKT VALUE   | 221,116   |          |  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000049282  | Roof Replacement | 13,500 | 02/23/2024 |
| 12042      | REMODEL          | 60     | 01/14/1997 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1508/1805         | 2/13/2024 | WD        | U   | I   | 12     | 198,000    |

GRANTOR: U.S. BANK TRUST NATIO

GRANTEE: TRANSFORMATION LLC

1492/2353    5/31/2023    CT U I 18    100

GRANTOR: CLERK OF COURT

GRANTEE: U.S. BANK TRUST NAT

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS= W37 S14 S30 E15 FOP= S4E8 N5 W8 S1\$ N1 E8 S1 E14 N4 FGR= E22 N18 W22 S18\$ N18 FST= E22 N8 W22 S8 \$ N8 N14\$ PTR=N15<br>FUS= N30 W37 S30 E37\$S15\$. |  |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 0100     | C   | SFR                  | 0   |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 0.60    | 30,000.00  | 18,000.00      | 18,000     |                             |      |         |      |     |    |        |

EXTRA FEATURES

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0166       | CONC, PAVMT | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 1,497           |       |
| 2   | 0180       | FPLC 1STRY  | 0       | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 0       | 0           | 3 | 100    | 2,000           |       |

TOTALS

|                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 3,497 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

REVIEW DATE

|            |       |                   |                          |           |                 |                |                           |
|------------|-------|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| 03/11/2024 | BY JS | Total Acres: 0.45 | Total Land Value: 18,000 | Market: 0 | Agricultural: 0 | Common: 18,000 | PRINTED 11/19/2025 BY SYS |
|------------|-------|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|