LOT 71 UNIT 8 THREE RIVERS
ESTATES. ORB 598-639,
738-065 & WD 1255-1211, WD

KOLEHMAINEN CORBIN
140 VIKING DR
CORDOVA, TN 38018

2026

00-00-00-00720-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	12,500
SOH/AGL Deduction	6,299
ASSESSED VALUE	6,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,201
TOTAL JUST VALUE	12,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1312/2754	4/11/2016	WD	U	V	37	12,000
GRANTOR: DONNA L SETTLE						
GRANTEE: CORBIN KOLEHMAINEN						
1255/1211	5/28/2013	WD	Q	V	01	8,900
GRANTOR: JOHN R KOLEHMAINEN						
GRANTEE: DONNA L SETTLE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0263	PRCH,USP	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	24,000.00	12,000.00	12,000							

REVIEW DATE 01/25/2016 BY DF Total Acres: 0.83 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/08/2026 BY SYS