

LOT 13
IN OR 2102/1768
ISLE DE MAI AT AMELIA PB 7/12

EWAN DAVID &/EWERS LESLIE
1803 CLINCH AVE
KNOXVILLE, TN 37916

2024

00-00-31-087I-0013-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	70		
Interior Floo	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,468	100	2,468	437,653	
FGR	542	55	298	52,845	
FOP	51	30	15	2,660	
FOP	210	30	63	11,172	
PTO	462	5	23	4,079	
TOTALS	3,733		2,867	508,408	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,867	111.9540	184.72	529,592	2015	2015	0	0	0	4.00	96.00

1 SFR CUST - 0% - 0

Heated Area: 2468

HX Base Yr

The site map illustrates a property layout with several distinct areas and dimensions. Key features include:

- PTO 2018**: A rectangular area at the top right with a width of 21 and a height of 22.
- FOP 2015**: A rectangular area below PTO 2018 with a width of 21 and a height of 10.
- BAS 2015**: A large rectangular area on the left side with a width of 24 and a height of 52.
- FGR 2015**: A rectangular area at the bottom left with a width of 24 and a height of 18.
- FOP 2015**: A small rectangular area at the bottom center with a width of 8 and a height of 5.

Dimensions for various sections are provided, including 21, 22, 24, 10, 13, 18, 5, 8, 13, 22, 23, 4, 11, and 5.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024

MLU