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## Appraisal Report for a Rail Corridor

±5,000 acres at a distance of ±215 miles  
between Danville, KY and Chattanooga, TN for  
Norfolk Southern Corporation



## Summary

Property Identified: Approximately 5,000 acres at a distance of ±215 miles.

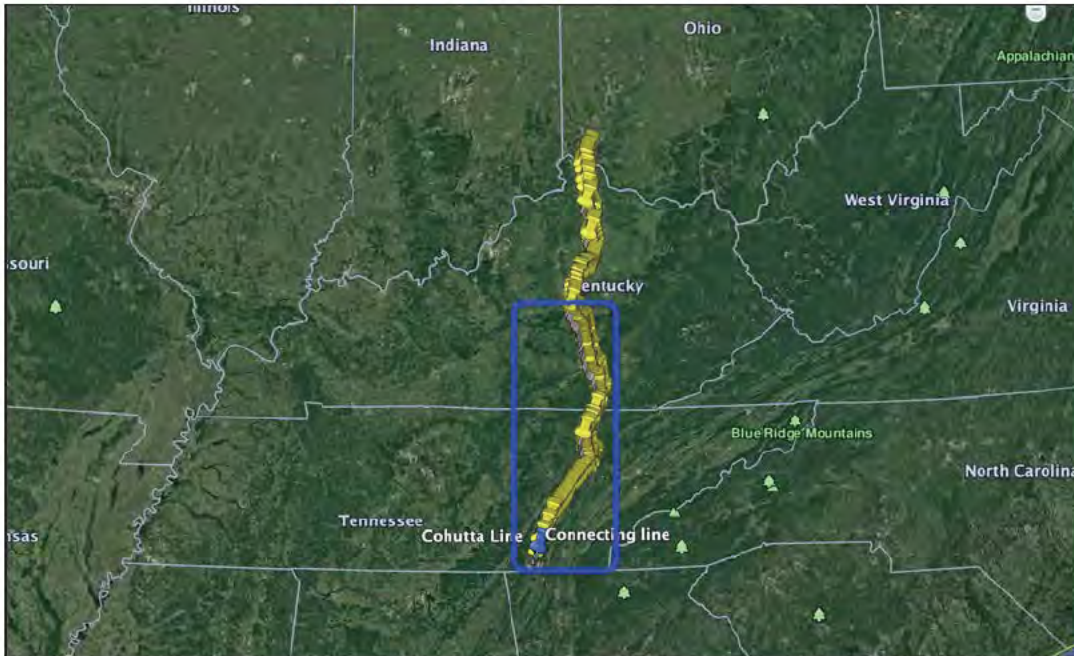
The subject line runs from milepost 118 in Danville, KY to milepost 333 in Chattanooga, TN north of Norfolk Southern's DeButts Yard in Chattanooga. The beginning lat/lon point for this valuation is 37.62432764, -84.78556427 and the end point is 35.083574,-85.243663.

Rights Appraised: Fee simple land interest in the above described corridor

Date of Value: May 21, 2021 Date of Report: May 24, 2021

Values Indication: ±215 mile corridor Fee Simple - \$60,000,000 to \$132,000,000

*this subject section is outlined in blue below*

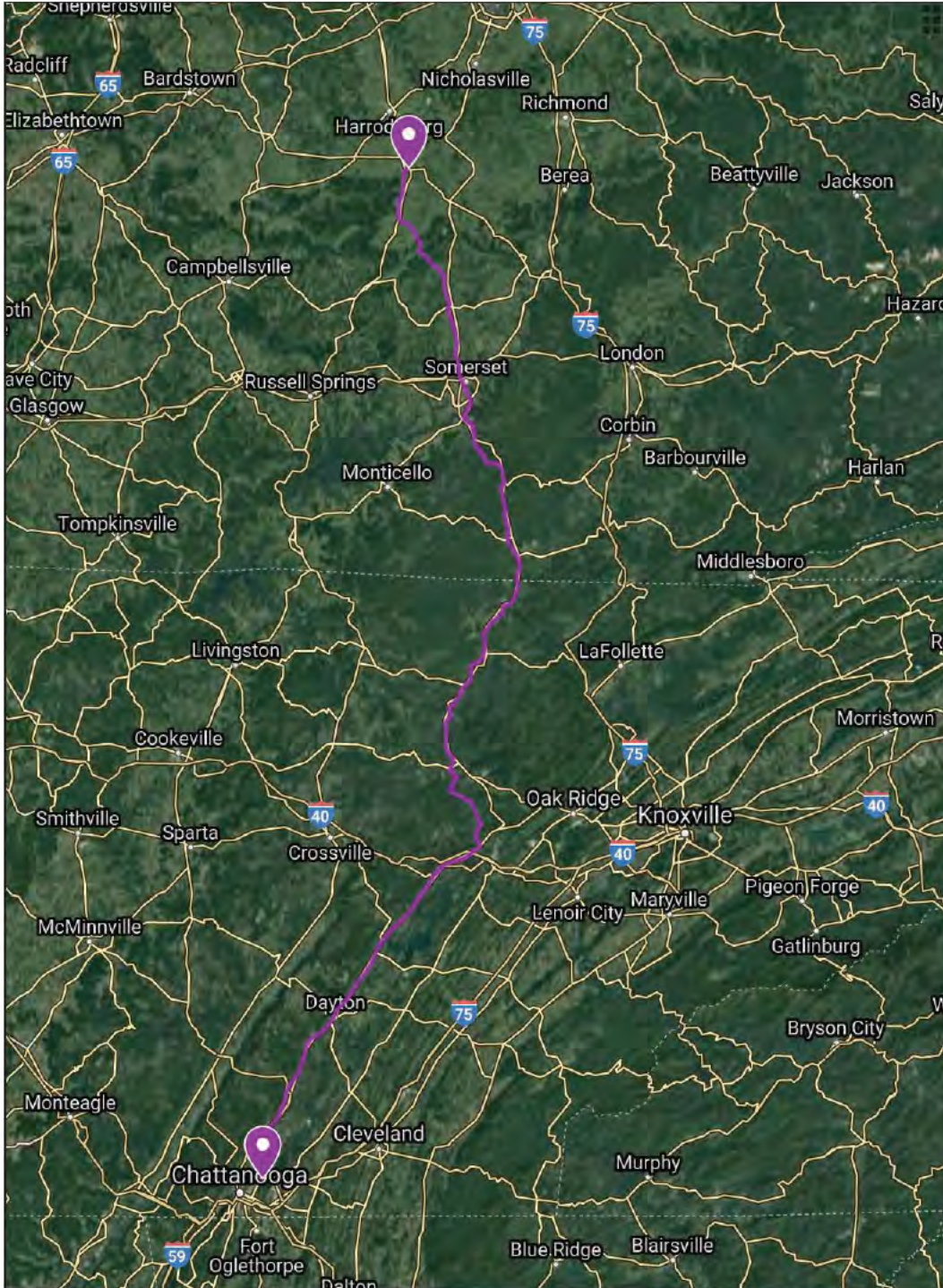


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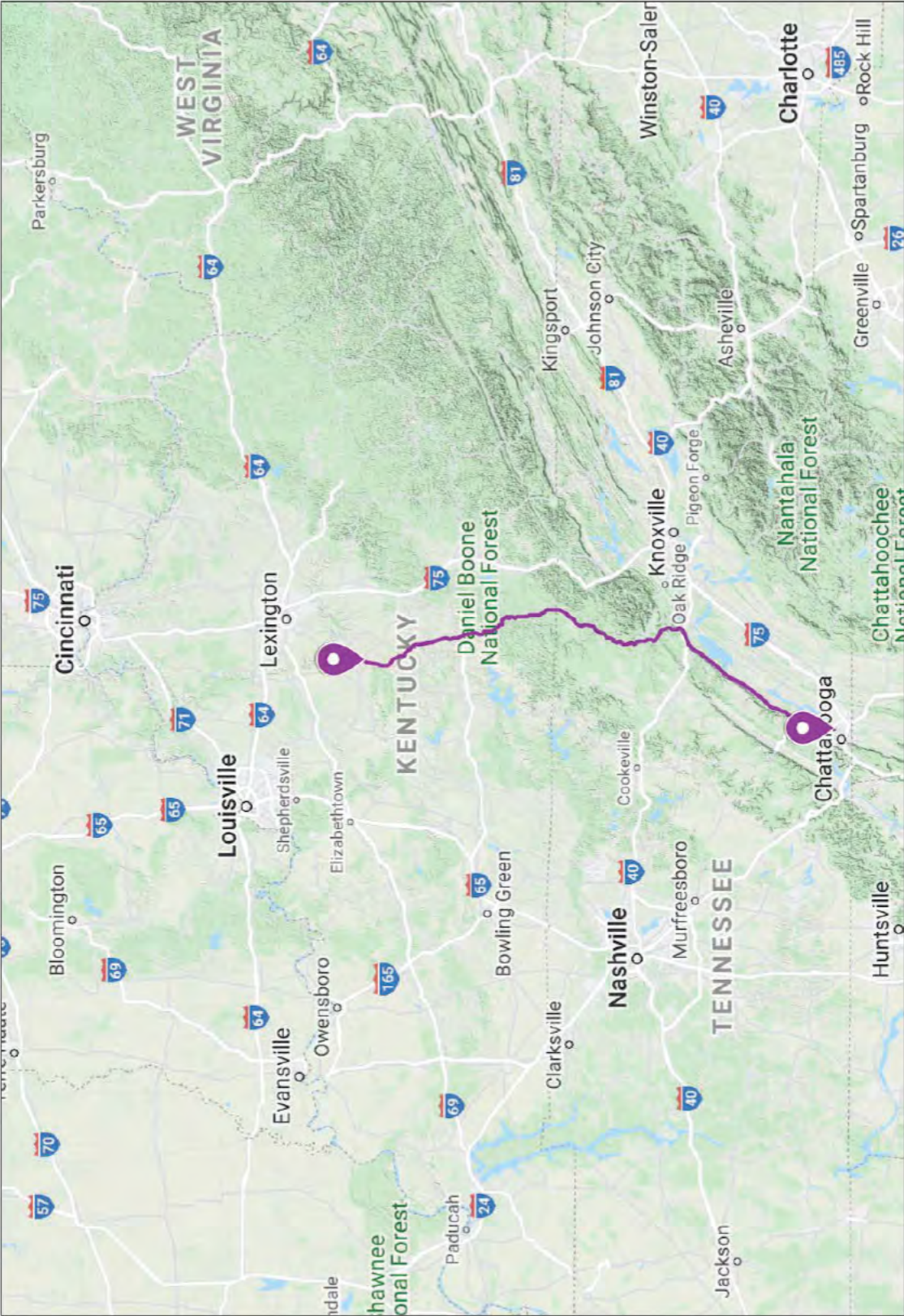




Approximate locations and sizes taken from a variety of sources including information provided by the client, tax records, aerial photographs, and site inspection. Should different information be provided, the appraiser reserves the right to alter and/or amend any and all discussions, analyses, and conclusions, particularly related to value.

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## Certification

I certify that, to the best of my knowledge and belief:

- ❖ The statements of fact contained in this report are true and correct.
- ❖ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ❖ I have no present or prospective interest in the property that is the subject of this report and no one personal interest with respect to the parties involved.
- ❖ I have performed another appraisal service regarding the property that is the subject of this report by providing an oral range of value within the three-year period immediately preceding acceptance of this assignment.
- ❖ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ❖ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ❖ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ❖ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- ❖ I **have made** a personal inspection of the property that is the subject of this report.
- ❖ Ashley Donaldson provided significant real property appraisal assistance to the person signing this certification.
- ❖ The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ❖ The use of this report is subject to the requirements of the Appraisal Institute and the International Right of Way Association relating to review by its duly authorized representatives.
- ❖ As of the date of this report, I have completed the Standards and Ethics Education Requirements for Designated Members of the Appraisal Institute, the International Right of Way Association, and the Counselors of Real Estate.
- ❖ As of the date of this report, I have completed the Education Requirements for Designated Members of the International Right of Way Association and the Counselors of Real Estate.
- ❖ This assignment was made subject to the regulations of the Tennessee and Kentucky Real Estate Appraisers Boards.

Christina H. Thoreson, SR/WA,  
MAI, CRE

Digitally signed by Christina H. Thoreson,  
SR/WA, MAI, CRE

Date: 2021.05.24 11:03:14 -04'00'

\_\_\_\_\_  
Christina H. Thoreson, SR/WA, MAI, CRE

\_\_\_\_\_  
Date

## Property Identification

The property appraised herein is a ±5,000 acres section extending about 215 miles of railroad corridor extending from Danville, KY to Chattanooga, TN. This is an active rail line and is a segment of the larger corridor known as Cincinnati, New Orleans, and Texas Pacific (CNO&TP).



View of Danville Bypass

Within corridor valuation, appraisers and users of appraisal services have long held that to determine market value, an opinion of highest and best use must be considered, and then those particular segments must be valued at their highest and best use. This is commonly known as an ***across the fence*** valuation methodology. While there are alternatives for valuation, such as direct corridor sales, this method is believed to be the best for the intended use of this valuation analysis for disposition of the corridor. The valuation is only for the real estate rights related to the property and not the valuation of the operating

corridor or physical improvements to the land. We also reference the book, Corridor Valuation: An Overview and New Alternatives, as published jointly by the International Right of Way Association, The Appraisal Institute, and the Appraisal Institute Canada.<sup>1</sup>

### Across the Fence (ATF)

What makes corridors “special” is their use for connectivity between two geographic points, unique linear shape, and scarce availability. In built-up urban areas, co-location of utilities in transportation corridors is typically the only practical solution available for location of new corridor uses.<sup>2</sup>

*“A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land. See Corridor Valuation.”<sup>3</sup>*

Also from the 6th Edition of the Dictionary of Real Estate Appraisal, page 53:

**corridor.** *A strip of land used for transportation or transmission purposes (e.g., rail, highway, power, information, slurries, liquids).*

**corridor factor.** *In corridor valuation, the ratio of the market value (or market price) of a corridor to the corridor’s across-the-fence value.*

*Corridor factors are applied to reflect the benefit or advantage, if any, of the corridor having already been assembled. Typically used in the valuation of existing corridors and not the assembly of a new corridor. Sometimes called an enhancement factor or continuity factor.*

**corridor valuation.** *The process of estimating value associated with rights to corridor real estate. Valuation approaches may include methods such as the across-the-fence method, sales comparison, the alternate route (cost avoidance) approach, and estimation of net liquidation value.*

To estimate the market value of this corridor using the ATF methodology, we must first determine the larger parcels which correspond with the corridor segments. These ‘properties’ within the corridor are located within Hamilton, Rhea, Roane, Morgan and Scott counties in Tennessee and McCreary, Pulaski, Lincoln, and Boyle Counties in Kentucky. All the corridor segments included are all assumed to be owned in fee simple per the client’s instructions.

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<sup>1</sup> [https://eweb.irwaonline.org/eweb/upload/web\\_Jul\\_aug\\_19\\_CorridorValBook.pdf](https://eweb.irwaonline.org/eweb/upload/web_Jul_aug_19_CorridorValBook.pdf)

<sup>2</sup> <http://www-pam.usc.edu/volume5/v5i1a1s9.html>

<sup>3</sup> The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute p. 3



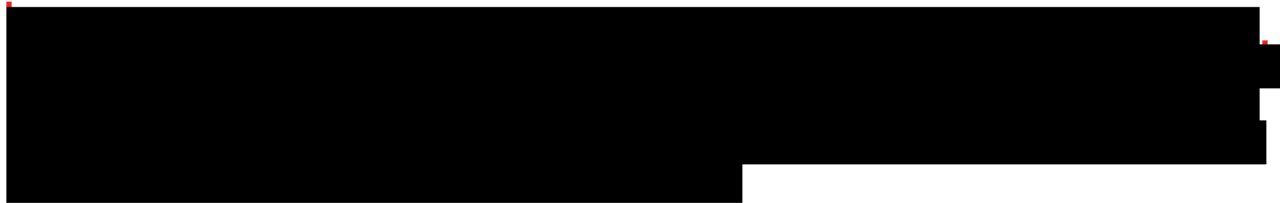
## Larger Parcel

*“Essential to the appraiser’s conclusion of highest and best use is the determination of the larger parcel. The appraiser must make a larger parcel determination in every appraisal conducted under these Standards, even in minor partial acquisitions in which the appraiser is instructed not to do a complete before and after appraisal . . . larger parcel, for purposes of these Standards, is defined as that tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*

*Elements to be considered in determining the larger parcel are contiguity (or proximity) as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.”<sup>4</sup>*

In order to consider the **across the fence** value of the subject, we use the idea of larger parcels to determine the property segment which will most likely be assembled if the corridor is disassembled. Note: we believe the highest and best use of this corridor as assembled is for a rail line, similar to that existing due to the current operations of this line.

The idea behind a corridor factor is by using the across the fence values for various segments of an existing corridor, the appraiser can apply a relevant corridor factor to the valuation to arrive at the market value of the corridor. The across the fence valuation includes analysis of property based on highest and best use as if vacant, presuming assemblage with that adjacent tract, but without considering overall utility or size adjustments.



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<sup>4</sup> Uniform Standards of Federal Land Acquisition (Yellow Book), U.S. Department of Justice, p. 16, 24 - <https://www.justice.gov/file/408306/download>

Type	Station Start	Station End	Length	Calculated Width	Size (SF)	Size (Ac)
avg ac/mil	SF					
23	1,006,215	Totals	1,142,881		208,573,346	4,788
avg width	191	Miles	216.45			
			min	22		
			max	1,300		
			Average	182	segment average by size	187



Headed south from Danville

[REDACTED]

[REDACTED]

Physical History

Current Use:	Rail corridor segment
# of Years of Use:	at least 130
Previous Use (if current use less than 5 years):	n/a

Anticipated Use (if change anticipated):	n/a
Other interests	none noted



Junction City at grade crossing



<sup>5</sup> <https://www.in2013dollars.com/us/inflation/1890?amount=18300000>

## Reporting Disclosure

***Intended client and intended user of the appraisal:***

The client and intended user is Norfolk Southern Company. **This report is intended for use by the client only.**

***Intended use of the appraisal:***

The intended use is internal decision making related to the continuation of the lease of this property or potential purchase of this corridor segment.

***Purpose of the assignment:***

The purpose of this report is to estimate the market value of the corridor real property, not including site improvements/rail, and provide information to aid in the internal decision making related to this corridor.



Typical view north of Hustonville, Lincoln County, KY

**Definition of the value to be estimated:**

The value estimated herein is Market Value. **Market Value** is defined as, “**the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.**”<sup>6</sup>

*“Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client’s intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:*

- 1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);*
- 2. the terms of sale (e.g., cash, cash equivalent, or other terms); and*
- 3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).”<sup>7</sup>*

**Property rights being appraised:**

The property rights appraised herein are fee simple interest. The **fee simple estate** is defined as, “*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*”<sup>8</sup>

**Exposure Time**<sup>5</sup> may be defined as:

*“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.”*

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<sup>6</sup> Appraisal of Real Estate, 15th Edition, © 2020, p. 48

<sup>7</sup> The Dictionary of Real Estate Appraisal, 6th Edition, by the Appraisal Institute, 2015, pp. 141-142

<sup>8</sup> Ibid, p. 90



South of Hustonville, north of King Mountain, Lincoln County, KY

**Exposure Time** may also be defined as <sup>6</sup>:

*“ . . . estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”*

Exposure time for the various land tracts totaling approximately 5,000 acres is estimated at 48 to 60 months prior to a sale, based generally on across the fence properties and the markets extending from Danville, KY down to Chattanooga, TN. We have not specifically studied absorption rates, but believe that were properties exposed to the open market, likely up to 100 acres per month would sell considering the size of the counties and current sales in each. Effort for exposure is assumed to be adequate, sufficient and reasonable. Both time and effort for exposure are assumed to precede the effective date of value. The time frame is an integral part of the appraisal analysis and is generally based on statistical

information about days on the market, information gathered through sales verification, interviews of market participants, and market information from data collection services.

Below is a list of the counties through which this part of the corridor travels. We made telephone interviews to each county to find out their total number of tax parcels and the total qualified sold properties annually to facilitate estimating absorption. The range of properties transferring each year is from 1.9% to 6.8% with a median and an average of 4.4%. This would mean about 23 years if only 4.4% sold per year. However, there is not a specific marketing effort necessarily for these properties, and the adjacent landowners were not necessarily the purchasers. If we presume the adjacent landowners would be interested at a much higher rate than the general public, perhaps 5-10x as interested. This would support an exposure time of 24 to 48 months.

State	County	Total tax parcels (2020)	Total parcels sold (2020)	Percentage Sold Annually
KY	Boyle	13,489	914	6.8%
KY	Lincoln	17,064	765	4.5%
KY	Pulaski	47,200	919	1.9%
KY	McCreary	11,879	296	2.5%
TN	Scott	16,872	522	3.1%
TN	Morgan	15,834	577	3.6%
TN	Roane	36,309	2,107	5.8%
TN	Rhea	23,711	1,051	4.4%
TN	Hamilton	158,548	10,668	6.7%





North of Somerset, Pulaski County, KY

***Effective Date of Opinion:***

The effective date of this opinion of value is May 21, 2021, the date of aerial inspection. The date of report is May 24, 2020.

***Relevant Property Characteristics:***

Size: ±5,000 Acres, approximately 215 mile corridor  
Topography: Level to sloping to hilly  
Soil/Geology: The appraiser is not qualified to make an analysis of soils or geology for this or any other property. We presume they are similar to surrounding properties.  
Flood Zone: Some portions of the subject line are within flood areas and in these areas the tract is typically raised or has bridges and culverts in place.

Historic and current use of the corridor shows that there is no negative impact related to crossing flood areas.



View of the line headed south at the Cumberland River, Burnside, Pulaski County, KY

- Utilities: We believe all the subject locations have electricity available, the availability of public water, sewer, telephone, and internet vary widely within the various sections of the subject. This is not believed to specifically materially affect value, except as generally shown through land sold transactions.
- Zoning: This corridor traverses through two states, nine counties, and several more cities and small towns. Over the approximately 215 miles of corridor we see a wide variety of use control with some areas having no zoning ordinance in place and other areas subject to both county and city zoning. These factors have been taken into account during

our selection of comparable sales where we have searched for comparables that share the same highest and best use as our subject.

**Environment:** We are not aware of any unusual environment related factors affecting the subject. This line has been in continuous operation since the late 1800s, but we are not aware of a negative impact to the surrounding land and that land underlying the physical line.

**Environmental/  
Contamination:** We are not aware of any contamination or environmental issues related to the subject property. We have made the assumption that the property is not contaminated, the use of which may affect assignment results.



South from Parkers Lake toward Whitley City, McCreary County, KY

Summary:

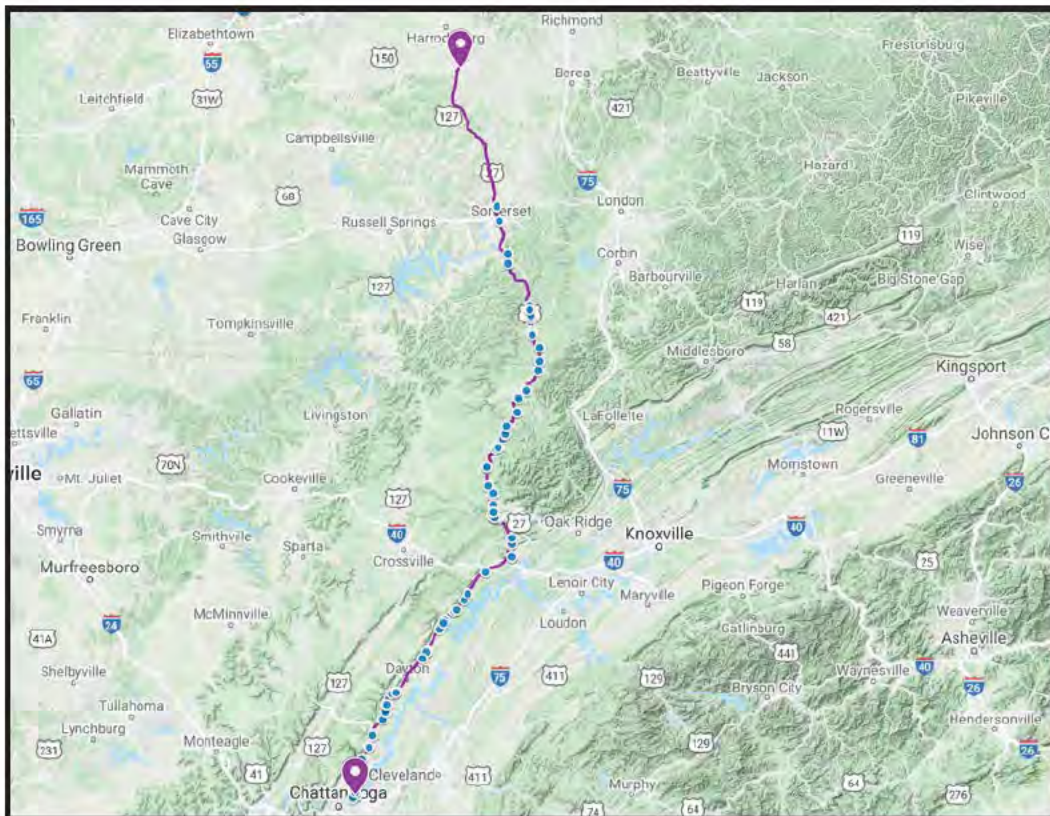
The subject property is a corridor about 215 miles in length and approximately 5,000 acres in size. It has a variety of zoning categories as well as no zoning in some areas on the adjacent properties. It is level to gently sloping with some more hilly areas in the mountainous sections. There is accessibility at the surface street crossings and at the switching yards at both the northern (Danville) and southern (Chattanooga) ends of the subject corridor.



Winfield toward Oneida headed south, Scott County, TN

## Scope of Assignment

The property appraised herein contains approximately 5,000 total acres and is about 215 miles in length. The corridor width varies greatly from just 22 feet wide to 1,300 feet wide in some sections though the median and average width show a much narrower range of 147' (median) to 187' (average). The subject segments are evaluated as assembled with their most likely user and the property types through which they run. Our primary reliance was using the Norfolk Southern 1927 maps and the Val Map spreadsheet compiled and shared by Kelly Harris, former Regional Real Estate Manager. We have not included the valuation of any spurs associated with this line. The ultimate goal of the analysis is to consider the market value of the entire corridor based on an across the fence analysis, and for this segment from Danville to Chattanooga. In order to most effectively consider property values, we have evaluated all three approaches to value. However, we have determined that the best methodology and the one expected by users of appraisal services and applied by appraiser peers would be the Sales Comparison Approach for land. The use of the Sales Comparison Approach and exclusion of the Income and Cost Approaches do not lessen the credibility of the value estimate. No value is given to any site improvements on the property, particularly rail improvements. The use of this condition may affect assignment results.



Reference is made to Valuation Maps listed and spreadsheet provided by the client listing the line and adjacent parcel sizes. We do note that in the 1930s, several sections of the active line were relocated and redeveloped to mitigate substantial curves and grade and make the line more usable. These former sections of the right of way typically no longer have rail on the ground, but are still owned by Cincinnati and are included in this valuation.



Oneida area, Scott County, TN

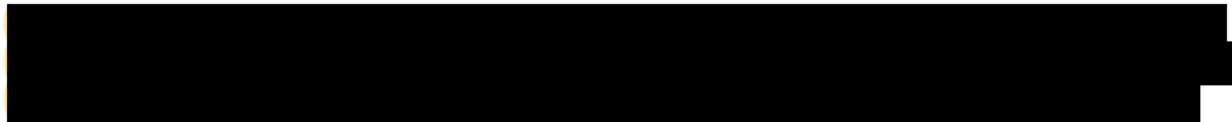
We reviewed the client provided valuation maps, electronic maps applied to Google Earth, and reviewed Google Maps as well as the client-provided list of parcels and line mileposts, stations, and sizes for each tract. We viewed the property aerially on 5/21/2021 and drove south to north along US Highway 27 on May 8, 2021. We reviewed the line adjacent parcels for the length of the corridor from milepost 118 in Danville south to milepost at the northern end of the DeButts Yard in Chattanooga, Maps 333000A to 338300A and 520500A to 527600A.

We also investigated the privately owned properties directly adjacent to the line in the following counties:

Kentucky - Boyle, Lincoln, Pulaski, McCreary

Tennessee - Scott, Morgan, Roane, Rhea, Hamilton

In those counties, we reviewed the line adjacent sales and sales with similar highest and best use over the past five years. We utilized the tax assessor information only and did not review deed records or verify the sales in any additional way. We did look at the tax maps of the majority of the sales to cursorily confirm they were likely vacant at sale.



For this analysis, we are employing an extraordinary assumption that the land is owned in fee simple by the City of Cincinnati and that the maps and spreadsheet summary of the corridor to be appraised provided by the client, Norfolk Southern, is correct. Additionally, we are relying on the hypothetical condition that there is no lease in place to CNO&TP, creating the condition that the rights valued are market value in a fee simple interest, when in fact, the property would only have a leased fee value to the City of Cincinnati with a long term lease currently in place. And that the land is vacant, i.e. there are no improvements which are valued herein. The use of these extraordinary assumptions and the hypothetical conditions may affect the assignment results.

A number of independent investigations and analyses were conducted as part of this appraisal. Site-specific data was collected during my on-site inspection and by review of aerial photographs, tax maps, and plats. Sources of off-site data include real estate professionals in some of the subject markets as well experts in the field of corridor valuation. We have placed primary reliance on sales recorded in the tax assessor's sites of Boyle, Lincoln, McCreary, and Pulaski in Kentucky and Scott, Morgan, Roane, Rhea, and Hamilton Counties in Tennessee. We have completed general online research as well.

We have compared the subject segments to an aggregate of sales occurring in the past two years and line adjacent sales in the past five years in the nine counties as separated by use. We have not further verified each sale with a party to the transaction, but have relied on the tax assessor information and, in some cases, direct deed information. While we believe the sales information to be generally correct, though there are weaknesses inherent in the reporting system. The sales obtained by others were not inspected or independently verified, but are believed to be credible. We have relied on their information and assume them to be accurate. The use of this assumption may affect assignment results.



Robbins area, view headed south, Scott County, TN

Appraiser trainee, Ashley Donaldson, provided significant professional assistance in the collection and verification of market sales as well as subject identification and mapping. She completed an initial review of county tax assessors' sales data, identified similar properties to the subject segments, gathered tax information, deed copies, and additional information related to the properties eventually identified for reliance in our valuation.

We have reviewed a number of articles and scholarly journals in consideration of valuation for this corridor. There are a variety of methodologies used by appraisers, and approved by courts, and presently, there is not one unified school of thought for this practice. Several methodologies are noted; the one used herein is the Across the Fence (ATF) valuation with application of a corridor factor.

In many analyses, appraisers use a corridor factor to apply to the valuation of a corridor. Most corridor sales we have reviewed show enhancement, i.e. the market value of the land, in comparison to the sold price of the corridor, is less. For example, the market value



of the land might be X and the sold price of the corridor ranges from 1.5X to 3.5X, showing the assemblage and use as a corridor has inherent value above the market value of the land across the fence. Generally we find the longer the corridor, the higher the corridor factor based on the cost and time to assemble today versus an already assembled corridor.

*Note:* The photographs presented throughout the report are generally in geographic order from north to south. They were taken aerially by helicopter on May 21, 2021, by Christina Thoreson.



View facing north/northeast Lansing area, Morgan County, TN

***Describe any special limitations or conditions:***

All limiting conditions and assumptions, which affect the analyses, opinions, and conclusions, are included in the body or Addenda of this report. The principal appraiser has the knowledge and expertise to complete this assignment competently or has disclosed any lack of knowledge, taken necessary or appropriate steps to complete this assignment, and described these steps taken herein. Other conditions and assumptions with may limit value are described in the appropriate reporting sections.

## **Local Government Requirements**

### ***Zoning***

Classification(s):	Various classifications ranging from no use control to agricultural, residential, commercial and industrial near the line
Government Jurisdictions:	Boyle, Lincoln, Pulaski, McCreary Scott, Morgan, Roane, Rhea and Hamilton Counties as well as a number of small towns/cities along the line.
Major Permitted Uses:	Ranges from agricultural to industrial
Major Restrictions:	Depends on individual zoning.
Remarks:	Neighboring uses to the corridor include primarily agricultural and residential.
Conclusions:	The subject as a corridor is not zoned, but for an across the fence valuation, we have considered the surrounding areas and their use control. We have researched the area zoning for the counties and municipalities through which the subject corridor passes and obtained the most up to date zoning maps and information available.

## Taxes

The subject corridor is currently identified for tax purposes as being a public corridor and is not subject to direct city or county taxes. For corridors like the subject, typically these are valued and taxed directly at the state level. Real property not otherwise classified in Tennessee is assessed at a rate of 25% of Market Value and all agricultural, forest, and single-family residential property. If the property were assembled, it would be taxed based on market value times the 25% assessment ratio and the local millage rate for each county and municipality in dollars per \$100 of assessment.

In Kentucky the State real property tax is 12.2 cents per \$100 of assessed value. The state's average effective property tax rate is 0.83% of the real property's assessed value.<sup>9</sup>



Oakdale, along the Emory River, south Morgan County, TN

<sup>9</sup> <https://revenue.ky.gov/Property/Pages/PropertyTaxRates.aspx>

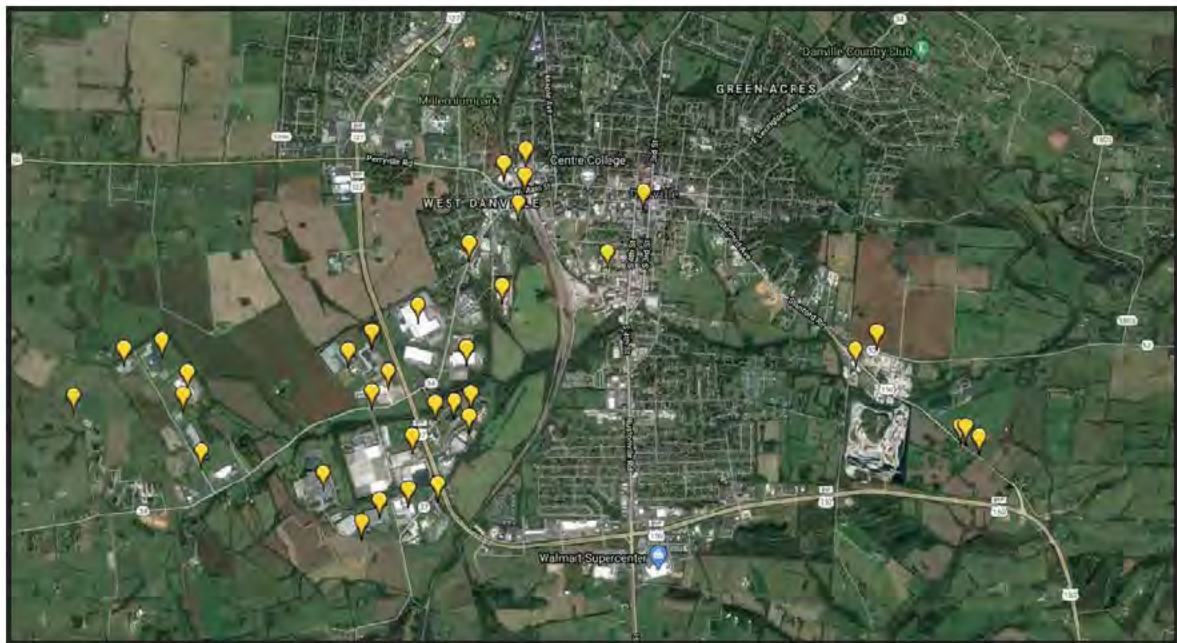


Harriman area, facing southwest, Roane County, TN

## Area Overview

The subject corridor is about 215 miles and crosses two states and nine counties, as such, we have identified three general market areas. These areas share relevant demographic characteristics and land use profiles which influence real estate values. The northern portion of the line is characterised as the Danville, KY micropolitan area, heading south the next market area encompasses the Tennessee/Kentucky border region which is generally mountainous, forested, and dotted with small rural communities. At the southern end of the corridor segment is Hamilton County, TN which is part of the Chattanooga metro statistical area.

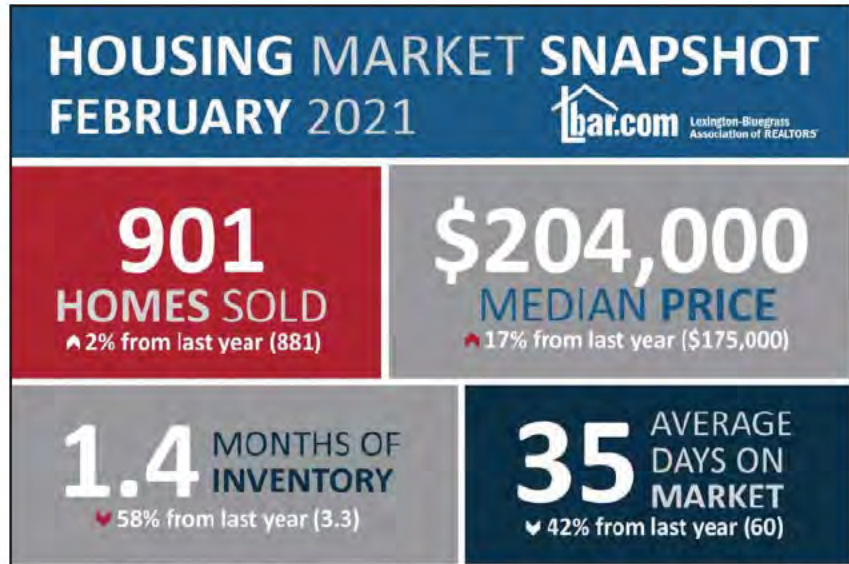
Beginning in Danville, KY, we consider the general economic influences in the areas through which the subject corridor travels as well as more specific factors that typically influence real estate values. The city of Danville is located in Boyle County, KY, which with Lincoln County, KY, makes up the Danville Micropolitan Statistical Area. The total population for the City of Danville was estimated at 16,769 in 2019 representing a growth rate of 3.5% over the previous nine years, slightly higher than the statewide average for Kentucky. The main industries in the City of Danville, KY include LSC Communications, American Greetings, and Dana Corporation. The map below, provided by the Danville-Boyle Chamber<sup>10</sup> Commerce shows the location of the major employers in the city, many of which are located on the west side of the city and along the rail line. There are a few planned industrial areas in the southwest portion of town where there is a concentration of businesses, some of which are serviced by rail.



<sup>10</sup> <http://www.danvilleboylechamber.com/map/>

The city of Danville is the county seat of Boyle County and is located at the southern edge of Kentucky's Bluegrass Region. According to the Lexington Bluegrass Association of Realtors, this area reports steady growth in the residential real estate market going back to 2019. The year over year trends reported in their monthly market report for February 2021, the most recent available, shows increases in volume of sales and median home price and decreases in inventory and average days on the market. These statistics are in keeping with the wider residential real estate trends across the southeast region.

Boyle County as a whole has a 2019 population estimate of 30,060 and has seen an estimated population growth of 5.7% since the 2010 census.<sup>11</sup> This population growth is larger than the state of Kentucky's 3.0% estimated population growth over the same time period. Median household income for Boyle County is estimated at \$46,382, which is below the state median of \$50,589. The county's high school graduate percentage is at 87.1%, which is slightly above the percentage of 86.3% for the state. The percentage of people with



<sup>11</sup> <https://www.census.gov/quickfacts/fact/table/boylecountykentucky.KY.US/PST045219>

post-secondary education is estimated at 25.2%, which is above the state estimate of 24.2% and below the nationwide estimate of 32.1%.

Data USA shows employment by industries across Boyle County, as shown in the exhibit following. Manufacturing, healthcare, and educational services make up the top employment sectors.<sup>12</sup> These jobs tend to be higher paying than general service jobs and contribute to the overall area's economic health.



Lincoln County, KY features very similar demographics to Boyle and is within the greater Danville, KY market area. Where Boyle County has seen population growth over the past several years, the population of Lincoln County is flat to shrinking. Lincoln County has a 2019 population estimate of 24,549 and has seen an estimated population growth rate of -0.8% since the 2010 census.<sup>13</sup> This county



<sup>12</sup> <https://datausa.io/profile/geo/boyle-county-ky>

<sup>13</sup> <https://www.census.gov/quickfacts/fact/table/lincolncountykentucky.KY.US/PST045219>

has a negative population growth compared to the state of Kentucky's 3.0% estimated population growth over the same time period. Median household income for the county is estimated at \$42,919, which is about 15% below the state median of \$50,589. The Lincoln County educational level is also below the state average. The percentage of people within the county with post-secondary education is estimated at 13.0%, which is well below the state estimate of 24.2% and less than ½ the nationwide estimate of 32.1%.

Top employment sectors in the county are similar to Boyle County, with healthcare, manufacturing, and retail making up the top employment sectors. There was an increase in median property value compared from 2017 to 2018, median property value reported at \$96,100 in 2017 and at \$100,500 in 2018.<sup>14</sup>

Additionally, we have considered the predominant land uses in the area and find that there is a significant portion of both Lincoln and Boyle Counties that are in agricultural use. The United States Department of Agriculture's Census of Agriculture, most recently published in 2017, reports that in Boyle County there are about 88,600 acres in use for agriculture and in Lincoln County about 163,249 acres. In both counties, this is equal to about 75% of the total land size per county. This land includes cropland, pastureland, and woodland or forest.

Kentucky as a whole has forest land covering nearly half of the state's 25 million acres, and these forests are a major economic driver for the state. The Forest Sector of the economy includes logging, wood manufacturing, pulp and paper production and wood residue products. In 2020, the forest section contributed \$9.55 billion dollars to the state's economy.<sup>15</sup>

Moving south from Danville, the land characteristics change as we travel geographically into the Cumberland Plateau region at the southern Kentucky and northern Tennessee border. The counties of Pulaski and McCreary, Kentucky and Scott, Morgan and Roane Tennessee feature large areas of rolling and mountainous forests and agricultural river valleys with mainly small rural towns and cities along the subject corridor.<sup>16</sup>

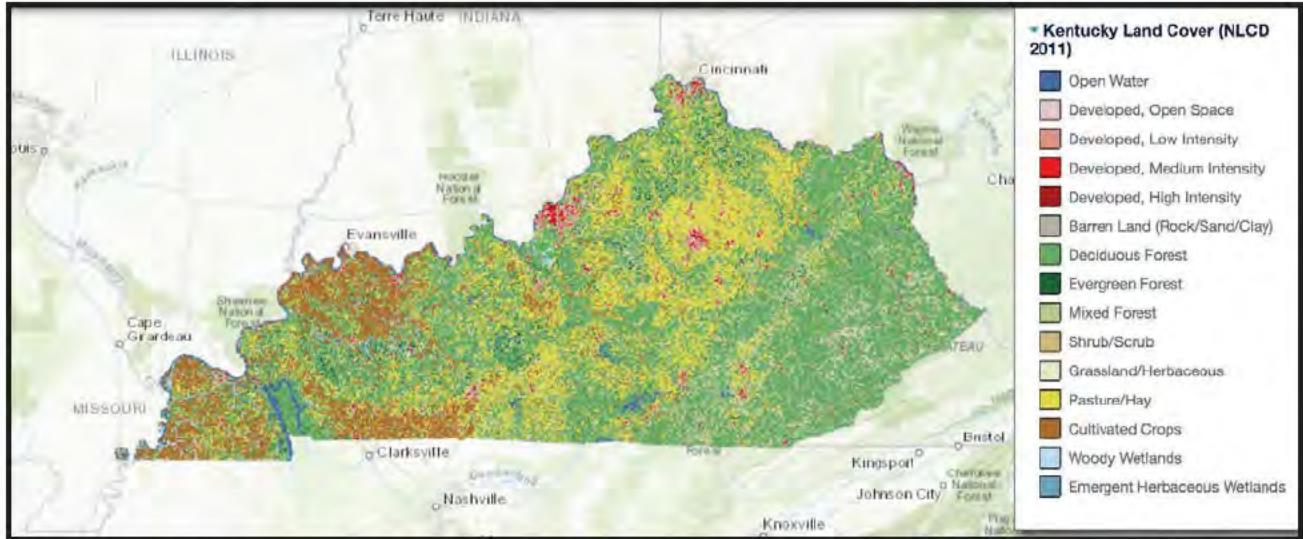
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<sup>14</sup> <https://datausa.io/profile/geo/lincoln-county-ky>

<sup>15</sup> <https://forestry.ca.uky.edu/economic-report>

<sup>16</sup> <https://databasin.org/maps/new/#datasets=6a665979dd074be7806a70ea9e8937b1>

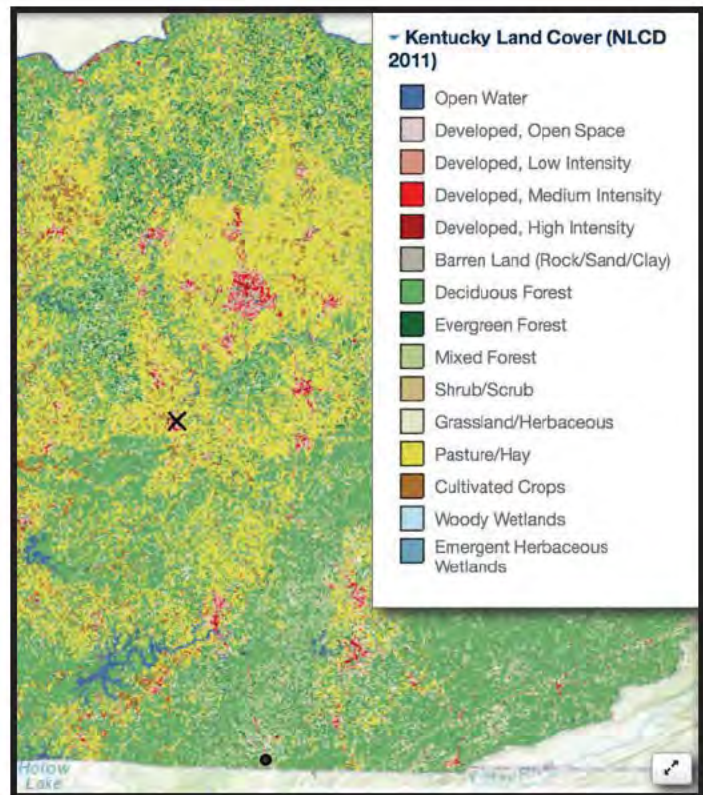




The United States Geological Survey’s National Land Cover Database shows that the primary land uses in the area through which the subject passes. The preceding map shows the entire state with very little high intensity developed areas and large areas of deciduous forest, pasture land and cop land. Danville is marked with a black X in the following exhibit with the last Kentucky town shown as a black dot. This part of the state is mostly forest and pasture (agricultural uses) with small pockets of low and medium density development. The most developed area in this region through which the subject passes is Somerset in Pulaski County.

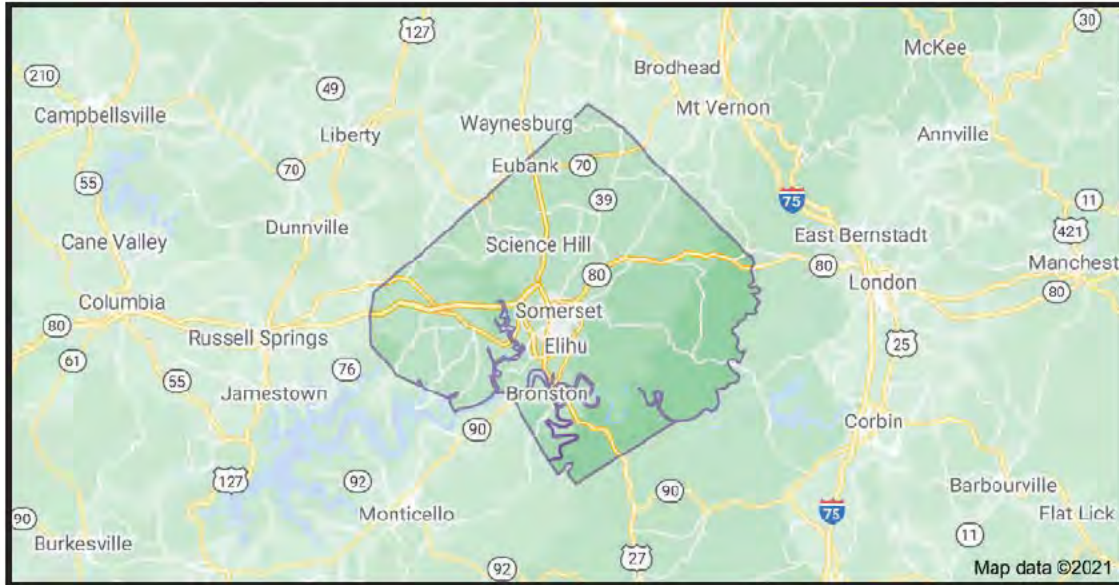
While there have been some changes in land cover and land use since this survey data was published, the general character of the area as a minimally developed, wooded, mountainous region, remains the same.

Pulaski County has a 2019 population estimate of 64,979 and has seen an estimated population growth of 3.0% since the 2010 census.<sup>17</sup> This population growth is equal to the state of Kentucky’s 3.0% estimated population growth over the same time period. Median household income for



<sup>17</sup> <https://www.census.gov/quickfacts/fact/table/pulaskicountykentucky,KY,US/PST045219>

Pulaski County is estimated at \$39,998, which is also well below the state median of \$50,589. The county's high school graduate percentage is at 82.8%, which is slightly below the percentage of 86.3% for the state. The percentage of people with post-secondary education is estimated at 16.5%, which is well below the state estimate of 24.2% and the nationwide estimate of 32.1%.

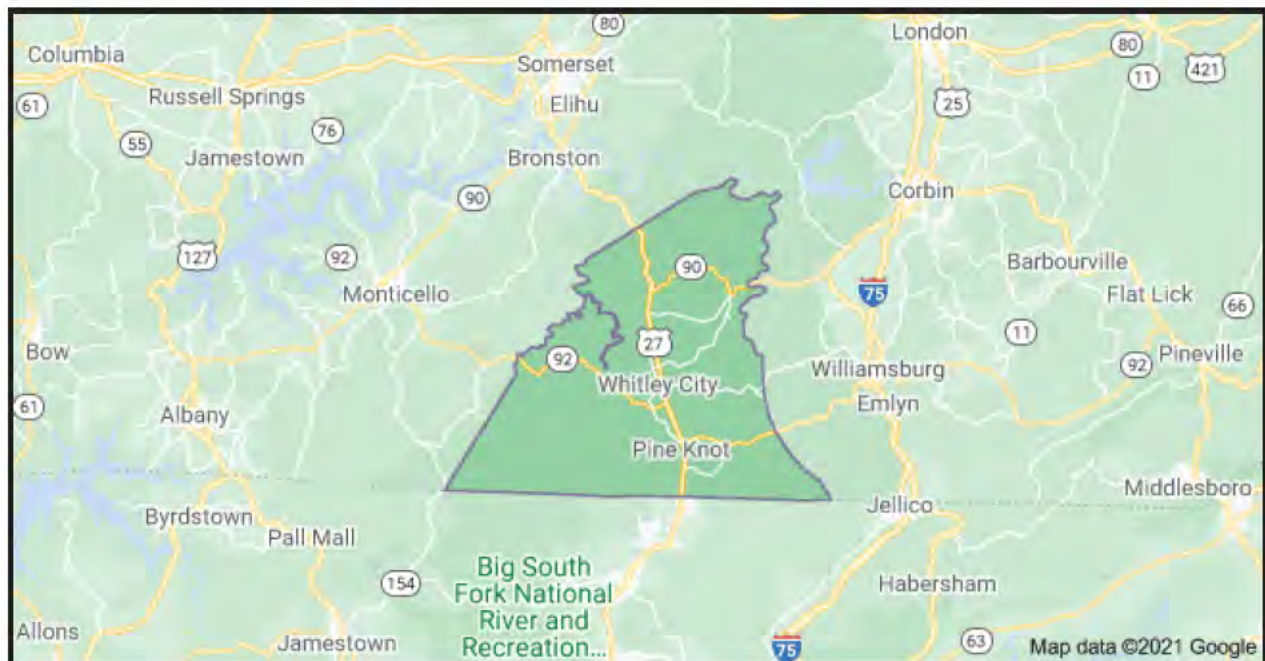


Data USA shows employment by industries across Pulaski County, as shown in the exhibit below. Healthcare, retail, and manufacturing make up the top employment sectors. These sectors are typically fairly well paying jobs in healthcare and manufacturing, with retail often a lower paying service based type employment.



The largest city in Pulaski County is Somerset which grew as a railroad town in the late 1800's and early 1900's. This town of about 11,500<sup>18</sup> still relies on the railroad as an important part of its economy related to attracting industrial, manufacturing and logistics development. The Somerset Rail Park, a 34 acre rail terminal site owned by the Southeast Kentucky Economic Development Corporation, is a logistics terminal designed to provide non-rail manufacturers in the region a location to ship or receive via the adjacent Norfolk Southern rail line. The site features a 78,750 square foot cross docking and storage warehouse and is in the southeastern part of town in an industrial area.

Another major economic driver in Somerset and the general area is tourism around Lake Cumberland, Daniel Boone National Forest, and the Big South Fork Recreation Area. South of Pulaski County is McCreary County which is located at the northern edge of the Big South Fork and is the southernmost Kentucky county through which the line passes.



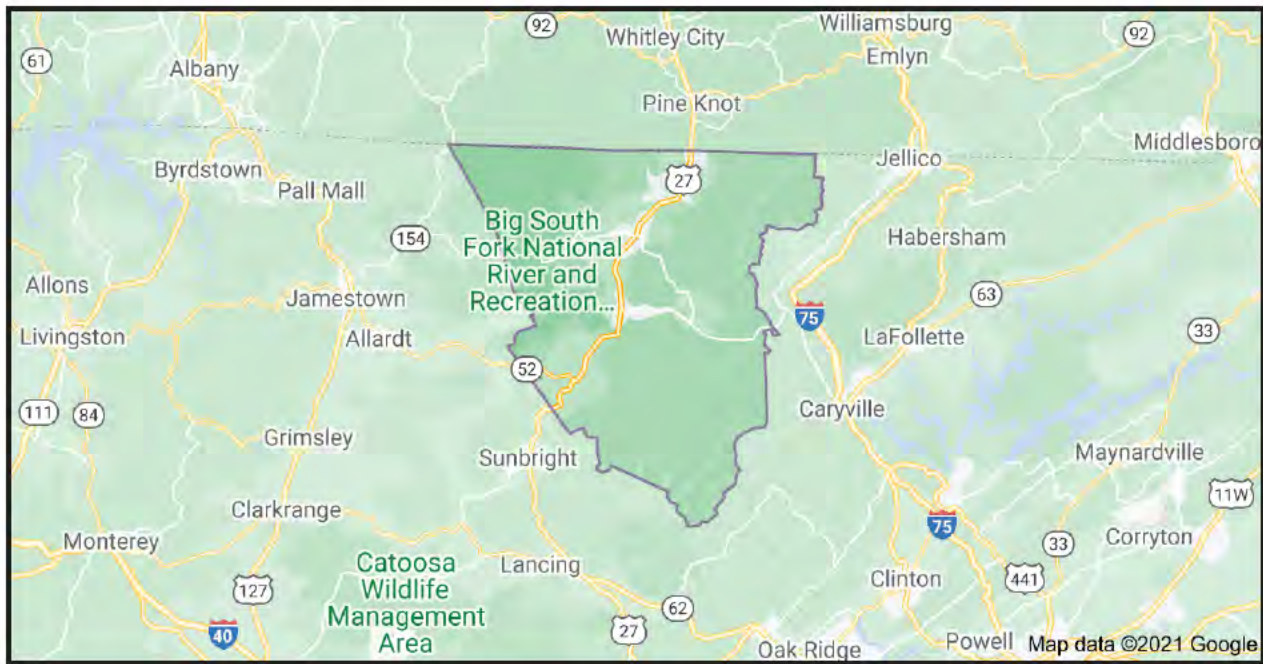
McCreary County has a 2019 population estimate of 17,231 and has seen an estimated population growth rate of -5.9% since the 2010 census.<sup>19</sup> This county has a negative population growth compared to the state of Kentucky's 3.0% estimated population growth over the same time period. Median household income for the county is estimated at \$28,105, which is only about 55% of the state median of \$50,589. The McCreary County educational level is also below the state average. The percentage of people within the

<sup>18</sup> US Census Bureau 2019 estimate

<sup>19</sup> <https://www.census.gov/quickfacts/fact/table/mccrearycountykentucky,KY,US/PST045219>

county with post-secondary education is estimated at 7.2%, which is less than  $\frac{1}{3}$  the state estimate of 24.2% and the nationwide estimate of 32.1% college graduates.

This rural county shares several similarities with Scott County adjacent directly south and just across the Tennessee border. This region is influenced by the South Fork National recreation area tourism. Both of these Kentucky counties have had population decreases over that past ten years and have median household incomes significantly lower than their state averages. They are mostly agricultural with low paying jobs, and limited economic development.



Scott County, TN map

Scott County, TN has a 2019 population estimate of 22,068 and has seen an estimated population growth of -0.7% since the 2010 census.<sup>20</sup> This county has a negative population growth compared to the state of Tennessee's 7.6% estimated population growth over the same time period. Median household income for Scott County is estimated at \$38,864, which is about 25% below the state median of \$53,320. The county's high school graduate percentage is at 79.8%, below the percentage of 87.5% for the state. The percentage of people with post-secondary education is estimated at 9.2%. This is well below the state estimate of 27.3% and the nationwide estimate of 32.1%.

Data USA shows employment by industries across Scott County, as shown in the exhibit below. Manufacturing, healthcare, and retail make up the top employment sectors. The

<sup>20</sup> <https://www.census.gov/quickfacts/fact/table/scottcountytennessee.TN.US/PST045219>

healthcare and manufacturing segments generally reflect higher levels of pay than the retail segment. About 1/3 of the jobs in this market are the higher paying segment which is good for the area economy.



Among the top employers in Scott County are several manufacturing businesses including Barna Log Homes, Armstrong wood flooring and Great Dane Trailers. The unemployment rate in the county was estimated at 6.5%<sup>21</sup> in February 2021, is just above that statewide 5.1% rate. This is a significant decrease from the county’s recent high of 23% unemployment that was reported in 2011 after the last market correction.

The next county we enter while heading south along the subject corridor is Morgan, TN which is shown in the map that follows. This county has experienced a recent falling population and has demographics similar to the two counties previously discussed.

<sup>21</sup><https://www.tn.gov/workforce/general-resources/news/2021/3/18/unemployment-rates-decrease-in-majority-of-tennessee-counties.html#:~:text=Statewide%2C%20unemployment%20was%20down%20in,0.4%20of%20a%20percentage%20point>

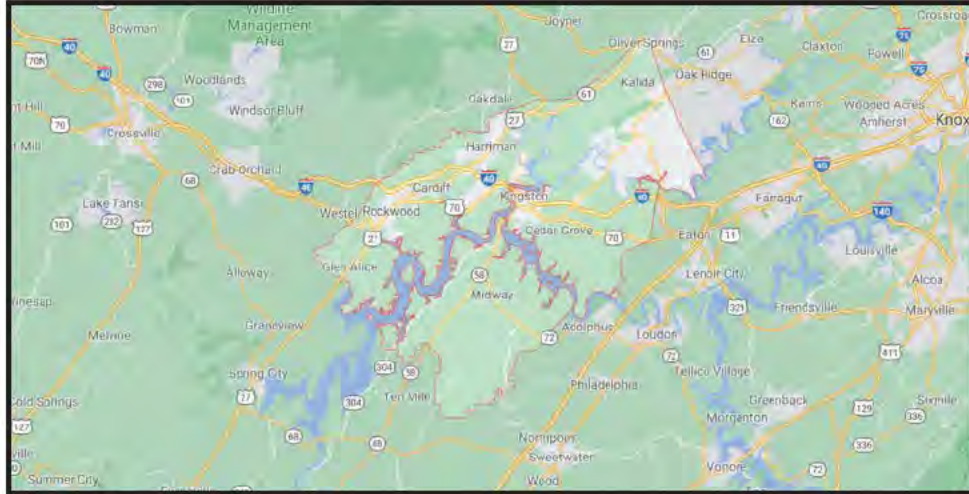


Morgan County has a 2019 population estimate of 13,309 and has seen an estimated population growth rate of -4.4% since the 2010 census.<sup>22</sup> This county has a negative population growth compared to the state of Tennessee’s 7.6% estimated population growth over the same time period. Median household income for the county is estimated at \$36,134, well below the state median of \$53,320. The Morgan County educational level is also below the state average. The percentage of people within the county with post-secondary education is estimated at 12.5%, which is below the state estimate of 27.3% and the nationwide estimate of 32.1%.

Data USA shows the employment categories across the county, as shown in the exhibit at right. Employment across the county is varied with healthcare, manufacturing, and public administration making up the top employment sectors.



<sup>22</sup> <https://www.census.gov/quickfacts/fact/table/morgancountykentucky.TN.US/PST045219>



The trend of falling population continues in the seventh county that the subject rail segment runs through, Roane County, TN. Roane County has a 2019 population estimate of 53,382 and has seen an estimated population growth of -1.5% since the 2010 census.<sup>23</sup> This county has a negative population growth compared to the state of Tennessee's 7.6% estimated population growth over the same time period.

However, median household income for Roane County is estimated at \$53,367, which is just above the state median of \$53,320, showing a stronger economy than the previous counties. Additionally, the county's high school graduate percentage is at 88.9%, which is above the percentage of 87.5% for the state. The percentage of people with post-secondary education is estimated at 19.8%, which is below the state estimate of 27.3% and the nationwide estimate of 32.1%. Healthcare, retail, and manufacturing make up the top employment sectors in the county.<sup>24</sup>

The primary driver for this higher labor, wages, and education levels are related to one specific area. Located partially within Roane County is the city of Oak Ridge Tennessee, famously one of the three Manhattan Project sites during the 1940's. This area continues to be involved with nuclear technology, and the largest employer in the county is the Y-12 National Security Complex which employs around 11,600 people and specializes in the application of nuclear technology. The skilled workers at this facility likely contribute to the higher median income compared to the state as a whole.

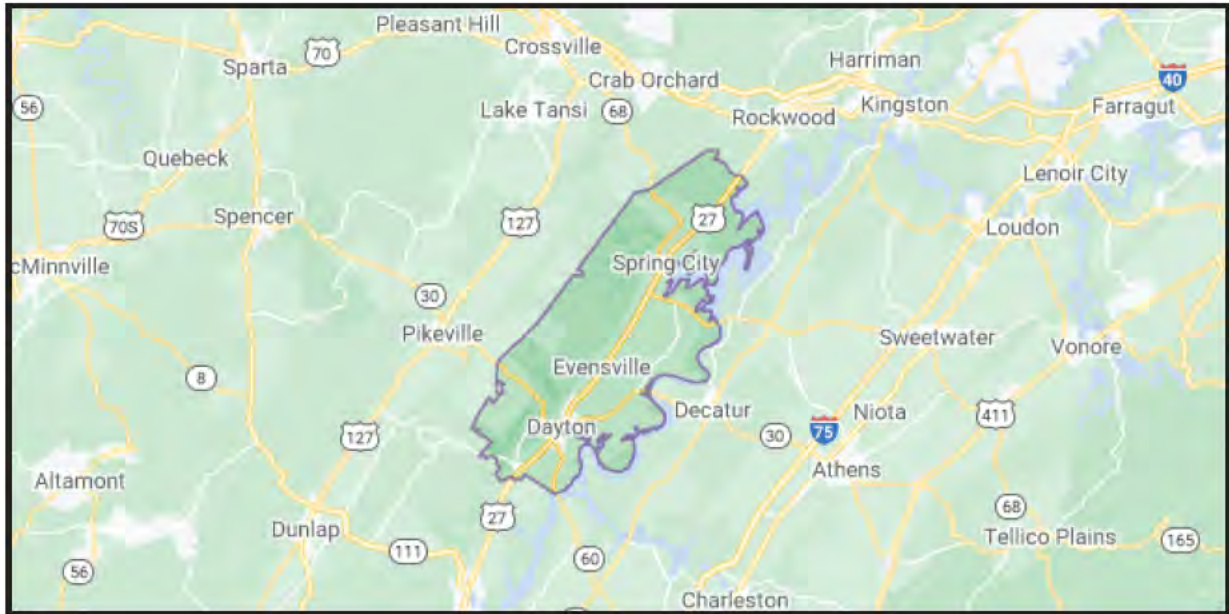
The eighth county that the subject rail segment runs through is Rhea County, TN. Rhea County has a 2019 population estimate of 33,167 and has seen an estimated population growth rate of 4.3% since the 2010 census.<sup>25</sup> This population growth is smaller

<sup>23</sup> <https://www.census.gov/quickfacts/fact/table/roanecountytennessee.TN.US/PST045219>

<sup>24</sup> <https://datausa.io/profile/geo/roane-county-tn>

<sup>25</sup> <https://www.census.gov/quickfacts/fact/table/rheacountytennessee.TN.US/PST045219>

than the state of Tennessee's 7.6% estimated population growth over the same time period though it is good growth compared to the negative growth we have observed in the Tennessee Kentucky border region.



Rhea County has a 2019 population estimate of 33,167 and has seen an estimated population growth rate of 4.3% since the 2010 census.<sup>26</sup> This population growth is smaller than the state of Tennessee's 7.6% estimated population growth over the same time period. Median household income for the county is estimated at \$42,206, which is below the state median of \$53,320. The Rhea County educational level is below the state average. The percentage of people within the county with post-secondary education is estimated at 16.9%, which is below the state estimate of 27.3% and the nationwide estimate of 32.1%.

Data USA shows the employment categories across the county, as shown below in the exhibit. Employment across the county is varied with manufacturing, retail, and healthcare making up the top employment sectors.

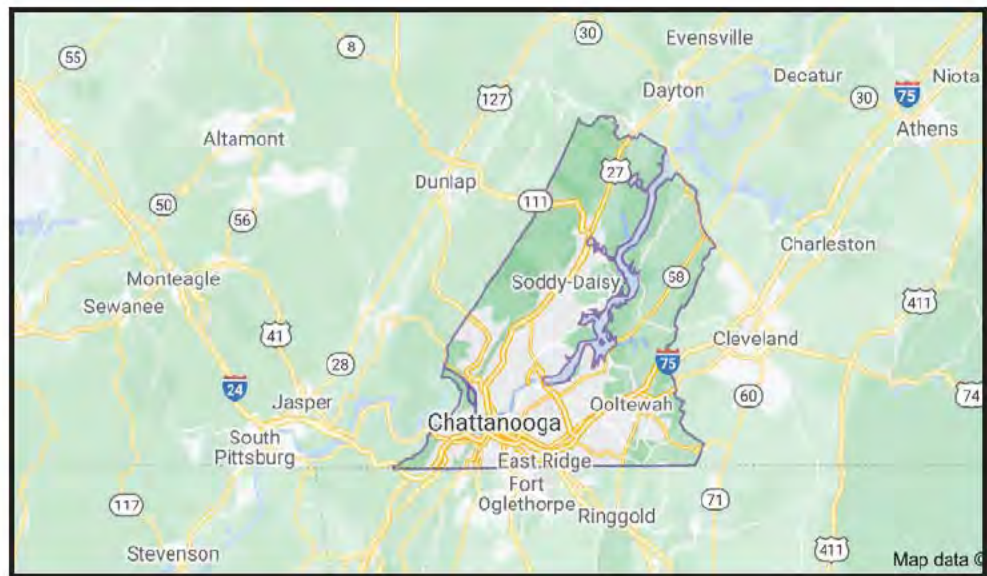
<sup>26</sup> <https://www.census.gov/quickfacts/fact/table/rheacountytennessee.TN.US/PST045219>





Finally, our subject corridor ends in Chattanooga, Hamilton County, Tennessee at the junction of Georgia, Alabama and in the valley between the Appalachian and Cumberland mountain ranges.

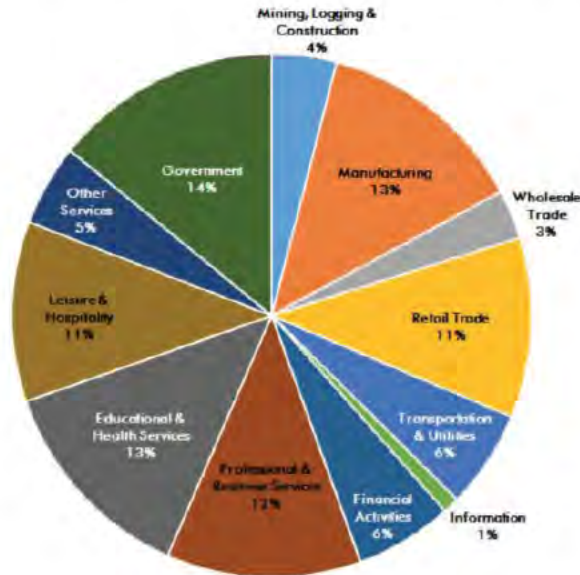
The area is geographically diverse with prominent features including the Tennessee River and surrounding mountains. Elevations range from 675' above sea level to 1,850' atop Lookout Mountain.



According to the US Department of Labor the Chattanooga Area metro statistical area (MSA) includes Dade County, GA, Hamilton County, TN, Marion County, TN, Sequatchie County, TN, Walker County, GA and Catoosa County, GA.

The Chattanooga MSA has an estimated civilian labor force of 277,332 as of July 2019 with an unemployment rate of 3.3 percent. The top five employers in the area are: Hamilton County Department of Education, BlueCross BlueShield of Tennessee, Erlanger Health system, CHI Memorial and the Tennessee Valley Authority. The chart following,

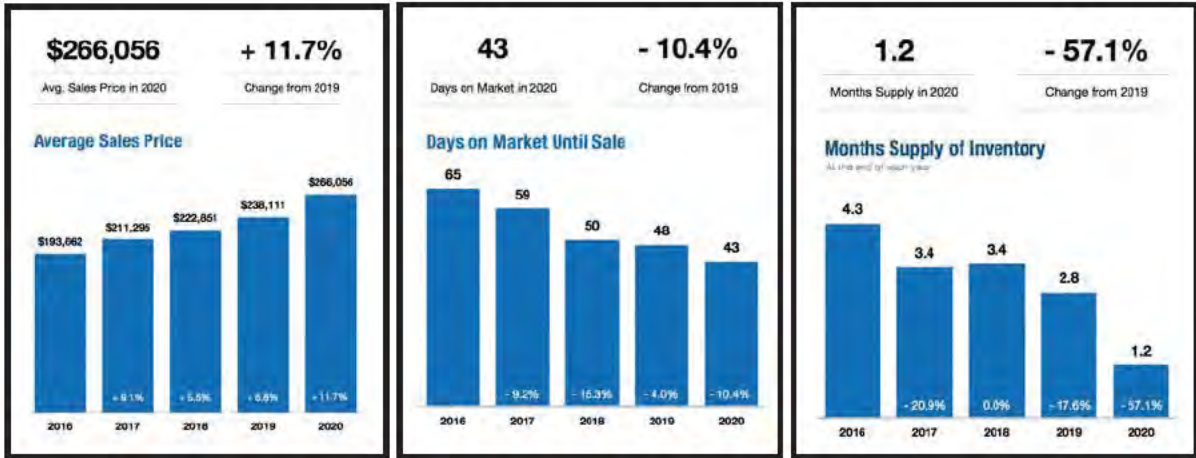
provided by the Chattanooga Chamber of Commerce, shows the largest employment sectors in the area.



Hamilton County specifically has a 2019 population estimate of 367,804 and has seen an estimated population growth of 9.3% since the 2010 census.<sup>27</sup> This population growth is robust in comparison with the state of Tennessee's 7.6% estimated population growth over the same time period. Median household income for Hamilton County is estimated at \$55,070, which is just above the state median of \$53,320. The county's high school graduate percentage is at 89.5%, which is above the percentage of 87.5% for the state. The percentage of people with post-secondary education is estimated at 32.2%, which is above the state estimate of 27.3% and the nationwide estimate of 32.1%.

Chattanooga's residential real estate market has been in a period of stable growth over the last five years according to the Greater Chattanooga Association of Realtors 2020 annual report. Sales data shows steadily rising average and median home prices and falling inventory and days on market over the greater Chattanooga area.

<sup>27</sup> <https://www.census.gov/quickfacts/fact/table/hamiltoncountytennessee.TN.US/PST045219>



The current economic and real estate trends lead us to anticipate continued stable growth going forward. We believe the trend of more robust growth in the downtown Chattanooga area will continue. One particularly locational feature of Chattanooga is its distance to several major cities in the southeast including being only two hours driving distance from Atlanta, Birmingham, Nashville, and Knoxville creating a unique opportunity for tourism. With the tourism industry and the city's long term<sup>28</sup> plan of walkable communities, unique neighborhoods, and an inviting downtown riverfront guiding development, the downtown area will likely continue to grow and attract new residents and investors. These trends and city goals along with good employment support continued growth and development long term.

<sup>28</sup> <https://chcrpa.org/index.php/planning-projects/comprehensive-plan/>

## Description of the ±5,000 Acre Corridor

The subject's average 187' wide corridor is a rail transportation corridor serving upper east Tennessee and eastern Kentucky. This property has been in continuous use as a rail corridor since the 1890s.



Rockwood, Roane County, TN, facing south

## IMPROVEMENTS

Located within the rail corridor are the typical railroad related site improvements including rails, ties, ballast and other track materials. We have excluded consideration of these improvements from this assignment. The valuation herein is for the land only, as if vacant.

## Highest and Best Use

**Highest and Best Use** is defined as *The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.*<sup>29</sup>

### **AS VACANT**

Legally, the corridor is not subject to zoning; however, it runs through two states, nine counties, and a number of small incorporated areas which do have use control. The majority of uses are agricultural / forest and residential with the exception of the end points in Danville, KY and Chattanooga, TN. The corridor averages 187' wide and extends approximately 215 miles, generally running north to south. The topography is level to hilly, and the adjacent properties reflect a variety of utility availability. The shape of the property is a corridor, ranging from 22 to 1,300 feet wide.



Spring City, Rhea County, TN

<sup>29</sup> The Dictionary of Real Estate Appraisal, 6rd Edition, by the Appraisal Institute, 2015, p. 109

From an across the fence valuation perspective, the appraiser makes the extraordinary assumption that for each corridor segment identified, the adjacent property owners would make use of the additional area provided by assembling the corridor to their existing real property. The use of this assumption may affect assignment results. However, often when corridors are disassembled, the adjacent owners are willing to purchase that additional property for their use, so it is not unreasonable to make this assumption.

Considering legal permissibility, the adjacent property zonings are considered for assemblage and across the fence valuation. Physically, we have considered segments of the existing corridor that were not blocked by roadways or drainage that could easily be incorporated into an 'across the fence' use. These uses are mostly agricultural/forest or residential uses. There are a few segments that have commercial and industrial uses in the more developed areas of Chattanooga and Danville. From a financially feasible and maximally productive standpoint, we have inferred that adjacent owners would use the property if assembled to their individual tracts.



Dayton industrial area, Rhea County, TN

The corridor factor sales considered show that the majority of rail/former rail corridors sell for more than their ATF value, indicating the market recognizes a corridor already assembled has more value than the disassembled segments. This comparison of ATF to sold corridors as well as the understanding that the current owner is in negotiation to purchase this line segment after having leased it for many years highlights the current financial feasibility, and maximum productivity, for continued railway use.

The highest and best use is based on the historical use of the land, the substantially limited likelihood of replacing this corridor today, and the financial terms of the existing lease. Physically, it makes sense to continue this corridor use as many changes over the years have enhanced its usability. Legally, this corridor was approved /continues to be approved by the Interstate Commerce Commission and its successor, the Surface Transportation Board. We believe the continued use of this land to support the rail infrastructure for delivery of goods is the highest return to the land, and while we have not tested this assumption, in comparison to other conversion uses of this corridor, we cannot find material evidence to support a higher return from another use, such as a public trail or return/sale of the land to adjacent landowners.



Soddy Daisy, northern Hamilton County, TN

## APPRAISAL PROCEDURE

### Overview

In estimating the market value of the subject property larger parcel, the Cost, Income, and Market/Sales Comparison Approaches have been considered. Following are descriptions of each methodology, all of which are based on the principle of substitution.

### Sales Comparison Approach

We have researched the local market areas in each of the county's through which the subject line passes for recent sales of vacant land tracts and improved property similar to the subject properties' across the fence parcels. After all data was reviewed and the highest and best use of the tract considered, we have considered all the relevant data in these market areas, and they are applied to the subject in the report. This approach is utilized herein to estimate the value of the underlying land, as vacant. We have used the price per acre as the unit of comparison due to the majority of the line having a rural location with the ATF parcels also being agriculture or forest type land.



Hixon area, Hamilton County, TN



### **Cost Approach**

In the Cost Approach, market value is estimated by computing the current replacement cost of the improvements less any accrued depreciation resulting from one or more of the following factors: physical deterioration, functional obsolescence, and external (economic) obsolescence. The value of the land as though unimproved is then added to the depreciated value of the improvements to produce a total value estimate. The cost approach is most effective when appraising newly constructed improvements or special use properties that are not frequently exchanged in the market. The subject property is vacant and this approach has not been presented. The exclusion of this approach does not materially affect the valuation analysis.

### **Income Approach**

The Income Approach to Value is a procedure whereby a property's income producing capabilities in the form of rent are analyzed and converted into an indication of value through a process known as capitalization. This approach involves the analysis of a known or projected income stream less allowances for vacancy and expenses. Rates used for capitalization are usually derived from sales of similar or comparable properties with known income and expenses. The reliability of this approach is based on the availability of comparable income and expense data. As corridor land tracts like the subject are typically not purchased as income producing properties, this valuation approach is not applicable. This approach to value has been considered but is not included in this report, the exclusion of which does not materially affect our valuation analysis.

The subject property consists of a total of ±5,000 acres in a roughly 215 mile corridor averaging 187' wide. As previously noted in this report all improvements are being excluded from this report, the Market/Sales Comparison for the land as vacant is the most valid approach and will be the only one presented herein.

### Summary

We have used an across the fence (ATF) valuation approach with sales comparison to land as if vacant. This was completed by segmenting the corridor into sections by size, width, and adjacency to a potential ATF parcel. Each property type will be considered based on sales of that type and use without adjustment for size. Additionally, a corridor factor will be applied using sales of corridors similar to our subject in use and potential.

The corridor factors are established using the sold price and value of any additional items transferred to the seller for the rights to the corridor in comparison to the ATF value of that corridor. The presumption in this appraisal and report for this property is that the purchaser of this property would pay cash for the rights acquired and no in-kind or non-cash would be used. That corridor factor may be greater or less and 1.0 depending on the impact the assemblage/use of the corridor has in comparison to the separated

segments. The valuation herein is for land, as an assembled corridor, and does not include any site improvements, rail, or building valuation.



Rail intersection with Highway 153, Hixson/Chattanooga, Hamilton County, TN

## Land Valuation

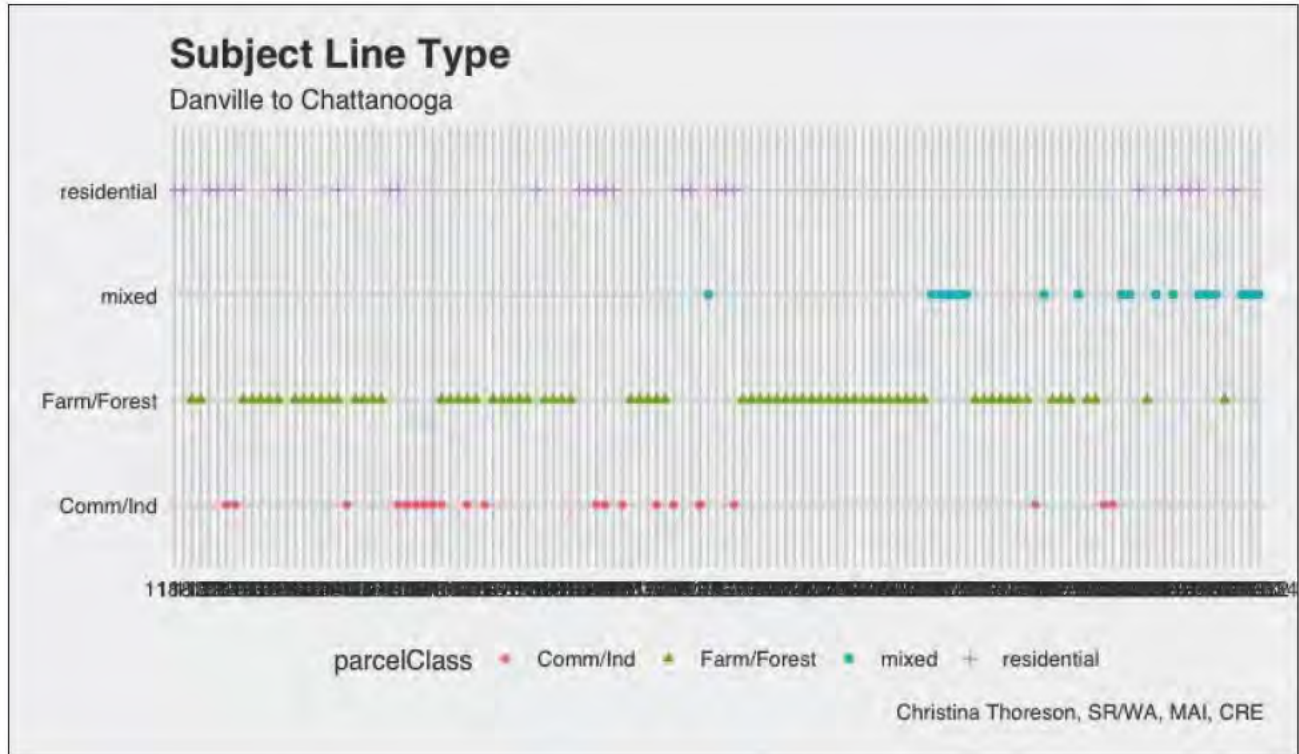
The indication of market value is provided through the Market Approach by direct comparison between properties selling in Boyle, Lincoln, Pulaski, and McCreary Counties in Kentucky and in Scott, Morgan, Roane, Rhea, and Hamilton Counties in Tennessee, the subject areas or areas similar to the subject and the subject ATF tracts themselves. These sales involve similar or reasonably competitive properties. We have obtained market evidence from a number of reliable sources including tax records and published sales information. The information is believed to be valid.

The entire list of subject segments, in geographic order with the adjacent uses shown by type, may be found in the Addenda section. Each segment size was provided by the client using their internal NSGIS system. We have also estimated some sections, the estimated segments are shown in italics. Due to the length of this corridor, we believe there are some size errors, but do not believe they materially affect the overall market value estimate for the subject property as they are extremely small in comparison to the total land size of the corridor.



Bridge crossing the Tennessee River facing east, Chattanooga, Hamilton County, TN

The subject line is summarized by property type 'across the fence' in the following graphic. We find that generally, a large part of the subject line is adjacent to farm or forest, followed by residential, then mixed uses, then commercial being the smallest portion. The mixed use sections are generally areas without zoning where there are a variety of land uses directly adjacent to one another.



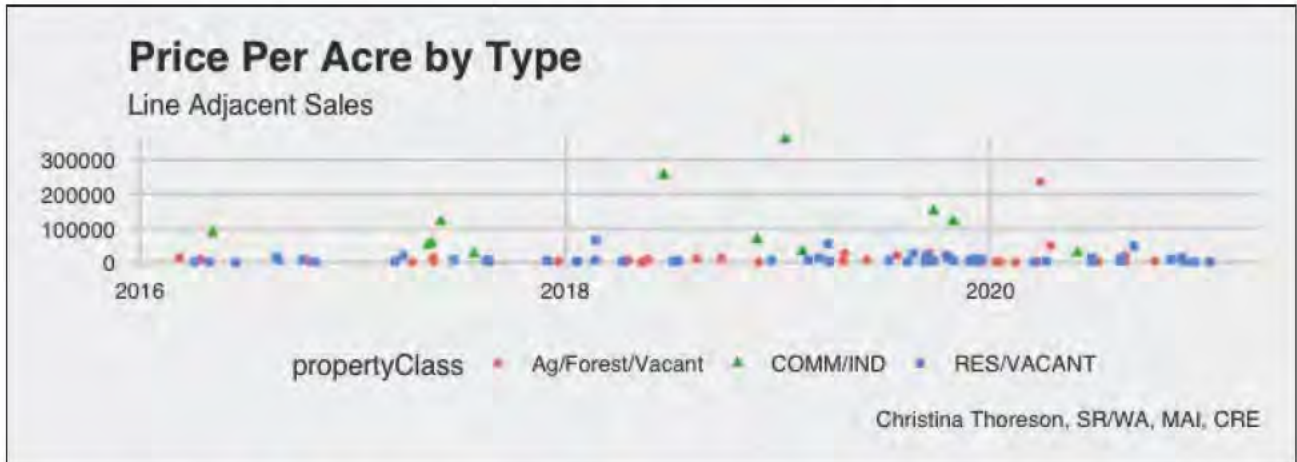
The existing use of the land is an active rail corridor as of May 21, 2021. The use of the land is based on that active corridor using an across the fence valuation and applying a corridor factor.

The market evidence considered included sales in nine counties in Kentucky and Tennessee for evaluating the market value of the ±5,000 acres and 215 miles between Milepost 118 south of Danville, KY, and Milepost 333, just north of the DeButts Yard in Chattanooga, TN.

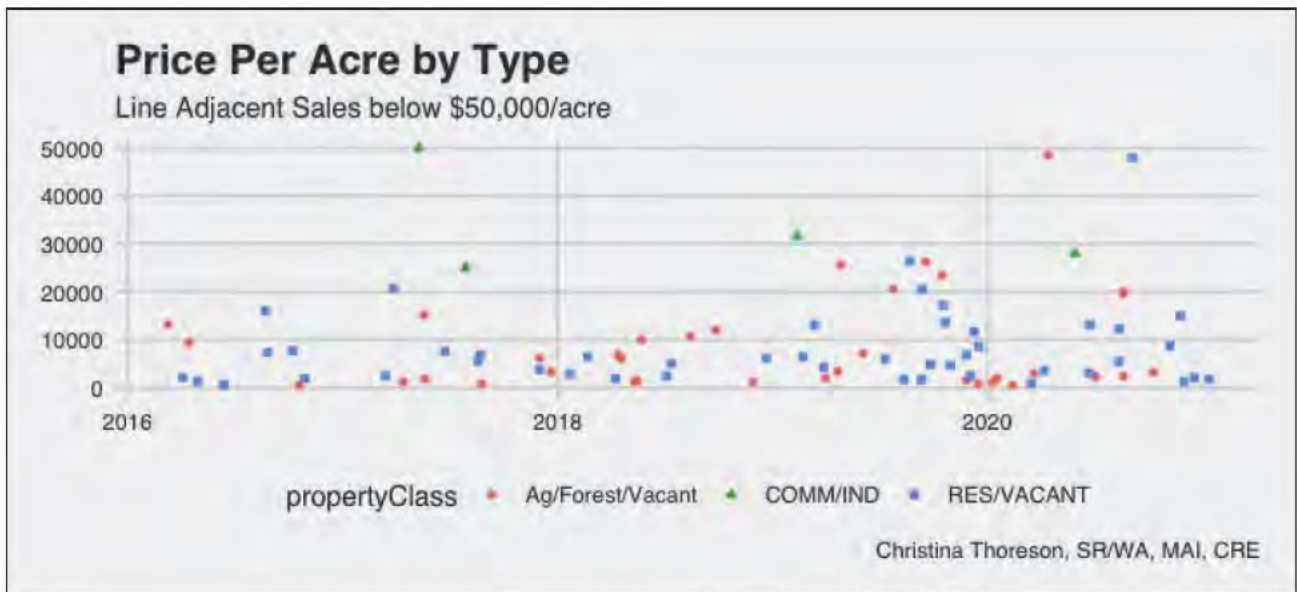
We first considered the immediate line adjacent sales data. These sales ranged from March 2016 through January 2021 and in size from 0.10 to 2,428 acres. The median size was 3.90 acres, with an average size of 41 acres indicating a much larger number of smaller sold properties below five acres than above. The summary is shown below.

	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>Price/Acre</u>
Min	03//16	\$500	0.10	\$469
Average	12//18	\$116,578	41	\$24,392
Median	03//19	\$37,500	3.90	\$6,644
Max	01//21	\$3,050,000	2,428	\$360,000

The range of price per acre was wide from \$469 to \$360,000. The average price per acre was \$24,392, but the median was only \$6,644 per acre, also indicating more transactions at the lower unit price. Following please see the graph reflecting these 98 sales comparables in the past five years or so. We do note the limited number of sales, commercial and industrial, that fall above the \$50,000 per acre mark.

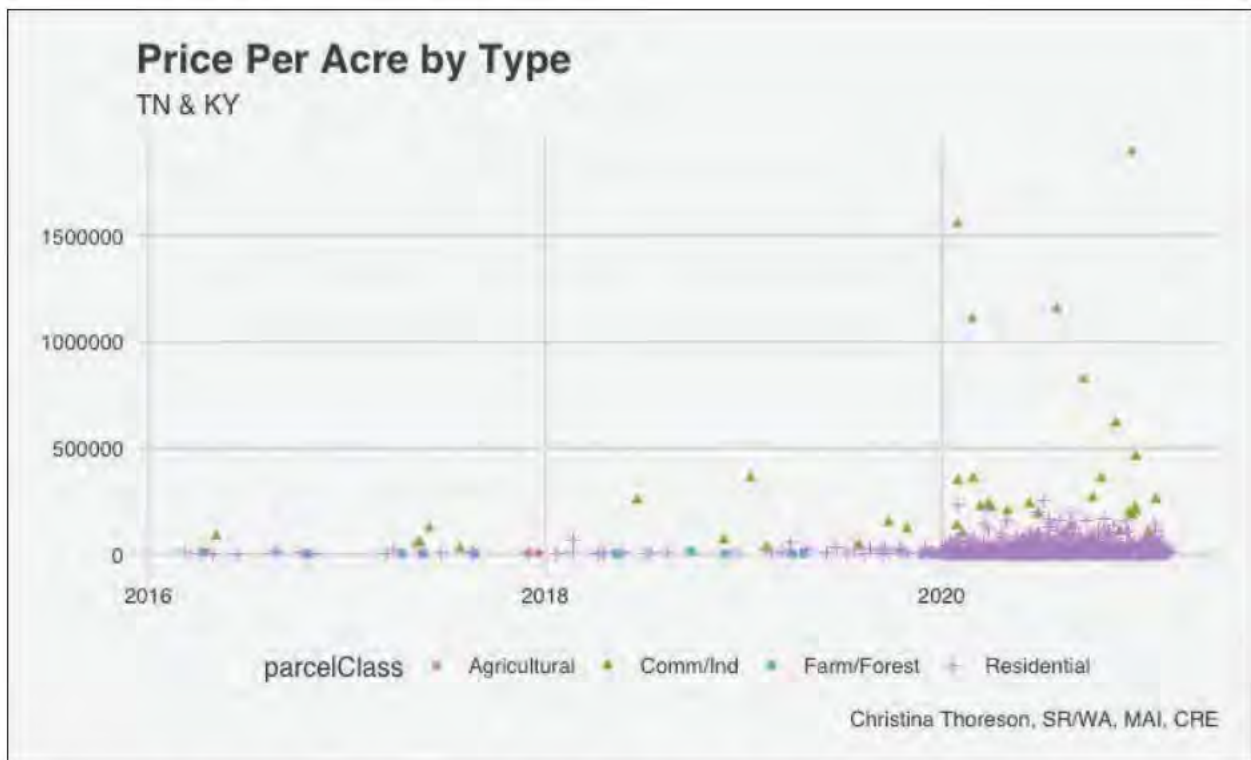


If we further limit this data to below \$50,000, the trend in the market evidence for line adjacent sales becomes more clear. The majority of the sales fall below the \$10,000 per acre line. The sales are identified by color and shape for agriculture/forest/vacant, commercial/industrial, and residential/vacant.

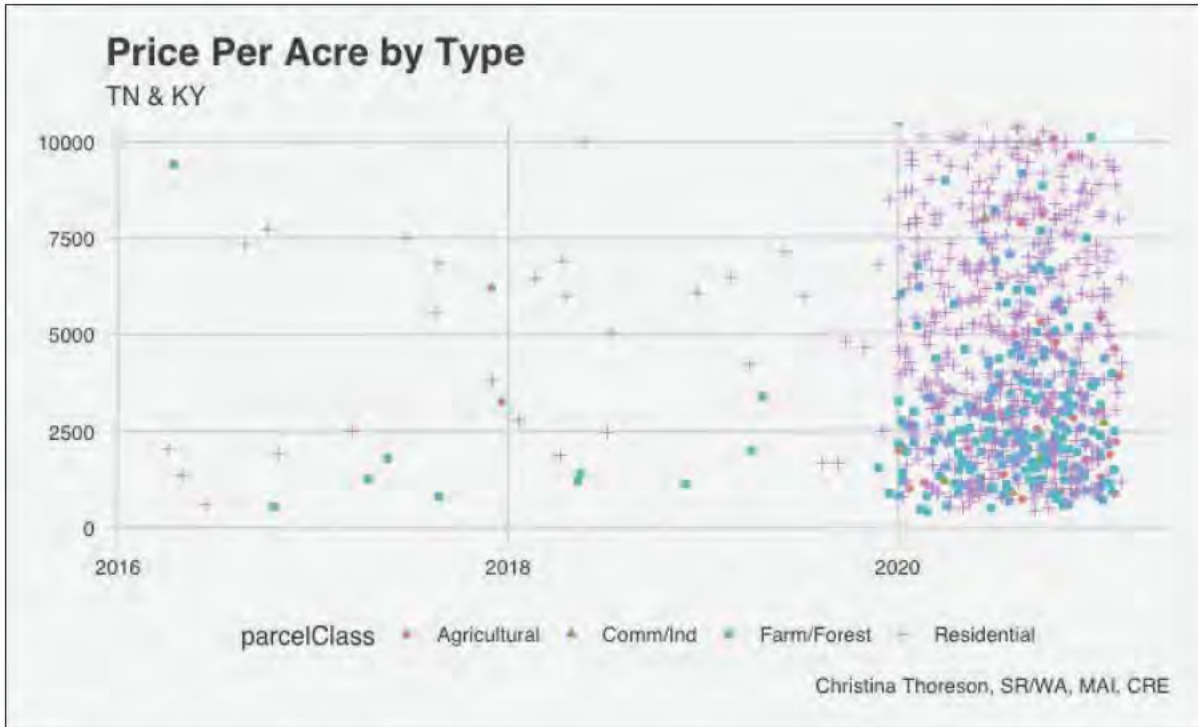


When we combine the line adjacent sales data with the area county sales, there are approximately 1,300 sales considered ranging from \$407 to \$1,900,000 per acre. These vacant land sales reflected highest and best uses ranging from agricultural to residential to industrial and commercial. This mirrors the highest and best uses 'across the fence' from the subject line. This segment of the corridor averages 187 feet wide, ranges in calculated width from 22 to 1,300, and contains a total estimated size of 5,000 acres.

The analysis of these sales reveals several trends in use and unit value. The graph following shows the whole data set of sales, line adjacent and county wide. The majority of the sales considered occurred in 2020 and are county wide, with some line adjacent sales as early as 2016. These sales mostly fall below the \$25,000 per acre indication with some smaller residential lots (less than ¼ acre) or having water/view frontage, being in that higher range per unit along with the few commercial sales.



If we rescreen this data by price per acre, and limit the sales to below \$10,000 per acre, that way we get a much more clear idea of the dispersion of the sales because that is where the majority of the data points exist. This also eliminates the majority of the outlier value indications. The data shows most of the sales are farm/forest and residential, similar to the characteristics of the subject corridor. Reference is made to the details of the sales included in the Addenda.



The data from these sales is summarized below. We note the median unit price is far lower than the average because of the large number of sales at the lower end of the range. One additional metric considered from the over \$96 million in sales of more than 26,000 acres is the weighted average price per unit of \$3,622<sup>30</sup> per acre.

	Date Sold	Price	Size (Acs)	Price/Ac
Min	03//16	\$ 500	0.02	\$ 407
<b>Average</b>	<b>06//20</b>	<b>\$ 70,328</b>	<b>19</b>	<b>\$ 25,966</b>
<b>Median</b>	<b>08//20</b>	<b>\$ 30,000</b>	<b>4</b>	<b>\$ 6,885</b>
Max	02//21	\$ 3,050,000	2,428	\$ 1,889,286

Also, what is just as important, is what data we excluded as not reasonable for our subject analysis. In general we excluded sales that were highly dissimilar to the areas that are directly adjacent to the subject corridor. Often these sales were within high amenity subdivisions with lake or river access or view lots. Additionally, we did our best to exclude sales that featured unusual buyer or seller motivations like sales between related parties or sales to or from a municipality. A more detailed summary of this sales criteria information is included in the addenda.

<sup>30</sup> calculated by dividing the total of all the sales sizes into the total of all the sold prices

An additional consideration in the valuation of this corridor is the idea that to evaluate, negotiate, acquire, and develop a corridor of this length today would have substantial time, acquisition costs, legal fees, and development costs. This base land value does not contemplate these costs. However, we have evaluated the sales and leases of other corridors to consider the factors of those properties, i.e. the comparison of base across the fence value to the price of the assembled corridor. One thing we found is that the more potential direct economic benefit (i.e. operating rail line) versus a use without direct financial return (i.e. rail converted to trail), the likelihood of a corridor factor greater than 1.0 is much more likely. We believe that factor would likely be above 1.5.<sup>31</sup>

Aerial Views along the corridor, taken 6/1/20 by Christina Thoreson



There is not sufficient market evidence to make a reasonable quantitative market analysis. However, we have reviewed the data both individually and in aggregate to compare with our corridor properties and the respective ATF values for residential and agricultural / forest properties.

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<sup>31</sup> A review of published literature, generally in the Appraisal of Real Estate by the Appraisal Institute and the Right of Way Magazine published by the International Right of Way Association revealed a number of articles written about corridor factors. One consideration about corridor factors is that generally properties selling for continued operations sell at a higher ratio (over 1.0) than those selling for adaptive reuse like rails to trails (less than 1.0).



We have not identified specific commercial and/or industrial segments based on their limited locations along the line. The valuation range change caused by this inclusion would be minor at best and likely more of a rounding number, so its inclusion does not enhance the quality of the value estimate. We believe the 5,000 acres to have a unit value of \$6,000 to \$8,000 per acre across the entire 215 miles.

$$\text{\$6,000 to \$8,000 per acre} \quad \times \quad \text{5,000+/- Acres} \quad =$$

**Market Value of the Subject Corridor - ATF Value:                   \\$30,000,000 - \\$40,000,000**

## Corridor Factor

In order to appropriately consider the value of the corridor, we acknowledge there is a difference between the value of a single property in fee simple in comparison to a narrow width property extending into a distance. Because it often does cost time, money, and professional expertise to create a corridor for specific use such as transportation or utilities, the market recognizes that there is an adjustment needed to reflect that assemblage and the resulting difference in value from those assembled properties.

A review of published literature, generally in the *Appraisal of Real Estate* by the Appraisal Institute and the *Right of Way Magazine* published by the International Right of Way Association revealed a number of articles written about corridor factors. One consideration about corridor factors is that generally properties selling for continued operations like our subject corridor are more likely to sell at a higher ratio (over 1.0) than those selling for adaptive reuse like rails to trails (less than 1.0). Various articles reflect active transportation corridors as having a value 1.1 to as much as 3.5 times the value of the land if not assembled in that fashion.

“There is no question that the use of an existing corridor can provide significant time and money savings over developing a new corridor.”<sup>32</sup> This article by Arthur Rahn suggests that in order to have a corridor factor of more than 1.0, the market must recognize the plottage value created by the assemblage of market priced properties. This results in our corridor factor consideration.

More specifically, we have evaluated an article by Clifford A. Zoll, MAI published in the October 1991 issue of the *Appraisal Journal* entitled “Rail Corridor Markets and Sale Factors”. In this article, Zoll evaluates a number of corridor sales, twelve of which were in the MidAtlantic, Midwest and West Coast states for more than 5,000 acres and over 450 miles of continued use sales. The corridor factors from these sales, after eliminating the

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<sup>32</sup> Arthur Rahn, “The Enhancement Factor”, May/June 1999, [Right of Way Magazine](#)

highest and lowest factors, ranged from 1.00 to 1.74 with the average being 1.52. The table below is from that article. We do note the highest factor is 3.34 for the largest sale considered, which is most similar to the subject property under valuation.

**TABLE 2 Continued Corridor Use**

State	Number Acres Sold	Length in Miles	Width in Feet	Price	Price per Acre	ATF Price per Acre*	Factor**	Purpose of Acquisition	ATF Prices Extended
1 Idaho	2,193.55	1.43	100	\$ 1,100,000	\$ 501	\$ 150	3.34	Transportation	\$ 329,032
2 Illinois	56.50	4.66	100	5,025,000	88,938	51,097	1.74	Electric transmission (air rights only)	2,886,980
3 Illinois	31.00	2.16	100-200	150,000	4,838	3,000	1.61	Rail service	93,000
4 Indiana	13.91	0.77	—	234,520	16,860	10,000	1.69	Highway	139,100
5 Iowa	19.73	1.33	100	37,116	1,881	2,563	0.73	Rail service use by industry	50,568
6 Maryland	77.60	12.73	50	79,000	1,018	624	1.63	Electric transmission	48,422
7 Pennsylvania	72.80	6.90	20-200	7,416,000	101,868	60,296	1.69	Rail service	4,489,549
8 Rhode Island	88.20	8.75	—	825,700	9,362	8,692	1.08	Rail use by the state	766,634
9 South Dakota	290.00	17.80	100	86,832	300	225	1.33	Rail use by the state	65,250
10 Washington	1,639.18	123.10	100	1,500,000	915	915	1.00	Rail service use by industry	1,500,000
11 Washington	118.00	11.00	50	3,250,000	27,542	20,900	1.32	Street	2,466,200
12 Washington	210.00	19.00	60-100	454,650	2,165	1,900	1.14	Rail use by industry	399,000
	4,810.37	466.20		\$20,158,818	\$ 4,191	\$ 2,751	1.52		\$13,233,735

\*ATF unit price reported by seller's appraiser. Each ATF unit was multiplied by the appropriate acreage, extensions totalled, and the product divided by total acreage to obtain average per acre ATF unit price.  
\*\*Average per acre sale price divided by average ATF per acre unit price.

Our analysis of this data is presented below. We have eliminated those corridors that were not a continuing rail use. These sales reflect a range of factors from 0.73 to 3.34. The median indication is 1.25 with an average of 1.46. None of these sales are within the range of the subject being more than 215 miles long and approximately 5,000 acres. However, the largest sale in Idaho was 143 miles and almost 2,200 acres, about 1/2 the acreage of the subject corridor.

State	Ac	Length (mi)	Avg Ac/ Mi	Calc. Width	Width	Price	Price/ Mi	Price/ Ac	ATF Price/ Ac	Factor
ID	2,194	143	15.34	127	100	\$1,100,000	\$7,692	\$501	\$150	3.34
WA	1,639	123	13.32	110	100	\$1,500,000	\$12,185	\$915	\$915	1.00
SD	290	18	16.29	134	100	\$86,832	\$4,878	\$299	\$225	1.33
WA	210	19	11.05	91	60-100	\$454,650	\$23,929	\$2,165	\$1,900	1.14
RI	88	9	10.08	83	81.25	\$825,700	\$94,366	\$9,362	\$8,692	1.08

ID	85	3.50	24.22	200	200	\$1,128,500	\$322,429	\$13,314	\$10,622	1.25
PA	73	7	10.55	87	20-200	\$7,416,000	\$1,074,783	\$101,868	\$60,296	1.69
IL	31	2	14.35	118	100-200	\$150,000	\$69,444	\$4,839	\$3,000	1.61
IA	20	1	14.83	122	100	\$37,116	\$27,907	\$1,881	\$2,563	0.73
	<b>Acreage</b>	<b>Length (mi)</b>	<b>Avg Ac/Mi</b>		<b>Width</b>	<b>Price</b>	<b>Price/Mi</b>	<b>Price/Ac</b>	<b>ATF Price/Ac</b>	<b>Factor</b>
Min	20	1	10.1	83	40	\$37,116	\$4,878	\$299	\$150	0.73
Avg	514	36	14.4	119	100	\$1,410,978	\$181,957	\$15,016	\$9,818	1.46
Median	88	9	14.4	118	100	\$825,700	\$27,907	\$2,165	\$2,563	1.25
Max	2,194	143	24.2	200	200	\$7,416,000	\$1,074,783	\$101,868	\$60,296	3.34

We have also considered several corridor sales available publicly via the internet. We reviewed 48 sales, considered the sizes, and eliminated those properties sold for adaptive reuse or trail use versus continuing rail corridor use. After eliminating those non transportation properties and the smaller length lines, the remaining nine sales are summarized below. They provide a range of 0.67 to 1.72 with a median at 1.29 and average at 1.34. The subject size, with 5,000+/- acres for 215 miles and an average of 122 acres, falls at the upper end of the size range. The three most similar of these nine are above 500 acres to just under 1,200 and range in length from 35 to 57 miles. These sales show a factor of 1.3 to 1.72.

Sale Price	ATF Value	Acreage	Length	Avg Ac/Mile	Price/Mile	Average Width	Corridor Factor
\$790,000	\$655,800	43.72	3.66	8.69	\$33,689	71.71	0.67
\$5,213,300	\$4,339,812	285.26	17.22	13.32	\$585,120	109.88	1.34
\$2,952,500	\$2,132,500	87.50	6.70	13.33	\$597,510	109.97	1.29
\$21,000,000	\$18,629,000	1,128.40	56.67	19.91	\$1,962,617	164.27	1.72

Finally, we have reviewed 15 corridor sales provided by the client. These sales are generally smaller than the subject and range in size from 14 acres to 545 acres. The summary below shows factors ranging from 0.65 to 1.72, but those include properties not being used for rail after the sale.

	Acreage	Length (mi)	Avg Ac/ Mi	Width	Factor
Min	14	2.15	6.33	52	0.65
Average	121	8.38	14.71	130	1.21
Median	85	5.61	13.40	116	1.17
Max	545	35.62	24.22	200	1.72

When we eliminate the trail or adaptive reuse sales, the remaining sales range from 1.15 to 1.72 with a median of 1.25 and an average of 1.41 in corridor factor. The largest sale is about 90% smaller than our subject, contains 545 acres in just under 36 miles, and has a factor of 1.72.

With the subject line being larger and longer than any of the corridor sales reviewed, we believe the factor would likely fall at the upper end of the range of all the sales considered. Therefore, based on the information reviewed, the appraiser believes the appropriate corridor factor would fall between 2.0 and 3.3 times the across the fence value. This would provide a range of value for the subject corridor as follows:

$$\text{ATF Value: } \$30,000,000 \text{ to } \$40,000,000 \quad \times \quad 2.0 \text{ to } 3.3 \quad =$$

$$\$60,000,000 \text{ to } \$132,000,000$$

As a check of reasonableness, we consider the average price per mile for some of these same comparables. The ones particularly like the subject fall into the \$300,000 to \$500,000 per mile range. Further, the agreement, but not yet closed, sale of the PamAm line in the northeastern United States with approximately 1,700 miles of line has been reported at just over \$411,000 per mile which would indicate a value of \$88,365,000.

Therefore, our conclusion of value for the subject corridor land, as though vacant, is \$60,000,000 to \$132,000,000.

**Market Value of the Corridor, Considering the Corridor Factor:**

$$\$60,000,000 \text{ to } \$132,000,000$$

## Summary of Subject Segments

Type	Station Start	Station End	Length	Calculated Width	Size (SF)	Size (Ac)
res/ag	194036	194100	64	170	10,880	0.25
res/ag	194100	196927	2,827	133	374,616	8.60
ag	196927	199748	2,821	513	1,446,192	33.20
ag	199748	204623	4,875	150	731,111	16.78
res/ag	204623	210308	5,685	129	731,111	16.78
res/ag	210308	214985	4,677	128	599,190	13.76
comm	214985	218920	3,935	91	359,514	8.25
res/ag	218920	220958	2,038	118	239,676	5.50
ind	220958	222643	1,685	108	182,103	4.18
ag	222643	231528	8,885	116	1,031,915	23.69
ag	231528	242088	10,560	131	1,384,598	31.79
ag	242088	252788	10,700	120	1,279,357	29.37
ag	252788	263348	10,560	133	1,402,153	32.19
ag	263348	263828	480	154	74,035	1.70
res/ag	263828	273908	10,080	140	1,406,657	32.29
res/ag	273908	284468	10,560	129	1,365,475	31.35
ag	284468	295028	10,560	191	2,014,650	46.25
ag	295028	305588	10,560	1,166	12,314,848	282.71
ag	305588	316448	10,860	209	2,268,431	52.08
ag	316448	327008	10,560	117	1,235,318	28.36
ag	327008	337568	10,560	131	1,385,861	31.82
ag	337568	340666	3,098	115	356,068	8.17
res/ag	340666	342298	1,632	218	356,068	8.17
ind	342298	345913	3,615	197	712,136	16.35
ag	345913	348128	2,215	161	356,068	8.17
ag	348128	358688	10,560	167	1,764,964	40.52
ag	358688	369248	10,560	166	1,757,210	40.34
ag	369248	379658	10,410	131	1,366,347	31.37

res/ag	379658	390218	10,560	127	1,339,252	30.75
res/ag	390218	395034	4,816	150	721,049	16.55
ind	395034	400778	5,744	126	721,049	16.55
ind	400778	403920	3,142	211	661,916	15.20
comm	403920	411338	7,418	89	661,916	15.20
comm	411338	413400	2,062	132	272,259	6.25
ind	413400	421898	8,498	288	2,450,328	56.25
ind	421898	432458	10,560	258	2,722,587	62.50
ind	432458	433483	1,025	104	106,670	2.45
ag	433483	443018	9,535	101	960,028	22.04
ag	443018	452200	9,182	241	2,217,422	50.91
ag	452200	456900	4,700	119	557,524	12.80
ind	456900	458211	1,311	595	780,534	17.92
ag	458211	464012	5,801	154	892,039	20.48
ag	464012	464470	458	230	105,396	2.42
ind	464470	472100	7,630	249	1,897,121	43.55
ag	472100	473000	900	117	105,396	2.42
forest	473000	485374	12,374	552	6,828,117	156.75
forest	485374	495792	10,418	562	5,852,068	134.35
forest	495792	506352	10,560	559	5,900,812	135.46
forest	506352	516712	10,360	348	3,608,815	82.85
res/ag	516712	519879	3,167	194	614,666	14.11
ag	519879	527637	7,758	185	1,434,222	32.93
forest	527637	538197	10,560	311	3,280,695	75.31
forest	538197	548757	10,560	382	4,031,957	92.56
forest	548757	559372	10,615	164	1,737,216	39.88
res/ag	559372	569932	10,560	176	1,858,357	42.66
res/ag	569932	581280	11,348	156	1,767,186	40.57
res/ag	581280	586345	5,065	203	1,025,716	23.55
ind	586345	591840	5,495	280	1,538,574	35.32
res/ag	591840	595467	3,627	111	403,760	9.27
ind	595467	602660	7,193	104	749,840	17.21
res/ag	602660	610107	7,447	152	1,135,646	26.07

ind	610107	613220	3,113	196	611,502	14.04
forest	613220	624152	10,932	163	1,782,824	40.93
forest	624152	630872	6,720	159	1,065,783	24.47
ag	630872	642525	11,653	99	1,154,471	26.50
ag	642525	645450	2,925	174	510,244	11.71
ind/comm	645450	648912	3,462	221	765,367	17.57
ag	648912	653267	4,355	293	1,275,611	29.28
ag	653267	654188	921	90	83,309	1.91
ind	654188	663849	9,661	78	749,777	17.21
res/ag	663849	674409	10,560	138	1,455,078	33.40
res/ag	674409	676240	1,831	111	202,619	4.65
ind	676240	680610	4,370	155	675,398	15.51
ind	680610	684969	4,359	108	472,778	10.85
ind/res	684969	691185	6,216	37	227,470	5.22
res/ag	691185	695529	4,344	52	227,470	5.22
res/ag	695529	706089	10,560	113	1,189,188	27.30
ind	706089	706955	866	196	170,015	3.90
res/ag	706955	716550	9,595	159	1,530,132	35.13
forest	716550	727209	10,659	22	234,309	5.38
ag	727209	737769	10,560	189	1,993,872	45.77
ag	737769	748329	10,560	144	1,519,068	34.87
ag	748329	758889	10,560	143	1,507,307	34.60
forest	758889	769536	10,647	315	3,352,770	76.97
forest	769536	780096	10,560	104	1,095,055	25.14
forest	780096	790556	10,460	290	3,028,596	69.53
forest	790556	801216	10,660	281	2,997,015	68.80
forest	801216	811450	10,234	249	2,547,432	58.48
forest	811450	822373	10,923	193	2,109,524	48.43
forest	822373	832933	10,560	209	2,209,363	50.72
forest	832933	843493	10,560	188	1,985,988	45.59
forest	843493	854053	10,560	183	1,936,416	44.45
forest	854053	864613	10,560	185	1,956,846	44.92
forest	864613	867405	2,792	1,300	3,629,027	83.31

forest	867405	886597	19,192	84	1,618,864	37.16
forest	886597	897213	10,616	168	1,782,737	40.93
forest	897213	907773	10,560	181	1,909,496	43.84
ag	907773	918333	10,560	315	3,327,984	76.40
forest	918333	928893	10,560	177	1,873,516	43.01
forest	928893	939453	10,560	174	1,832,264	42.06
forest	939453	945872	6,419	241	1,549,630	35.57
mixed	945872	950243	4,371	236	1,033,086	23.72
mixed	950243	960796	10,553	119	1,251,914	28.74
mixed	960796	971318	10,522	110	1,155,647	26.53
mixed	971318	981878	10,560	100	1,055,982	24.24
mixed	981878	992451	10,573	76	807,254	18.53
forest	992451	1003011	10,560	271	2,862,415	65.71
ag	1003011	1013571	10,560	107	1,131,558	25.98
ag	1013571	1024249	10,678	141	1,505,695	34.57
ag	1024249	1034954	10,705	70	749,276	17.20
ag	1034954	1045514	10,560	106	1,119,492	25.70
ag	1045514	1056470	10,956	107	1,169,847	26.86
ag	1056470	1066634	10,164	114	1,157,607	26.58
ind	1066634	1068957	2,323	147	341,532	7.84
mixed	1068957	1077248	8,291	124	1,024,597	23.52
ag	1077248	1087808	10,560	106	1,117,793	25.66
ag	1087808	1098368	10,560	121	1,275,524	29.28
ag	1098368	1108928	10,560	108	1,137,264	26.11
mixed	1108928	1119565	10,637	107	1,138,092	26.13
ag	1119565	1130125	10,560	150	1,580,313	36.28
ag	1130125	1140685	10,560	107	1,133,388	26.02
ind	1140685	1151245	10,560	106	1,120,755	25.73
ind	1151245	1161877	10,632	132	1,399,191	32.12
mixed	1161877	1172437	10,560	116	1,222,337	28.06
mixed	1172437	1182997	10,560	151	1,592,684	36.56
res/ag	1182997	1193557	10,560	145	1,528,956	35.10
ag	1193557	1203950	10,393	130	1,349,794	30.99



mixed	1203950	1214552	10,602	105	1,111,521	25.52
res/ag	1214552	1224923	10,371	117	1,210,140	27.78
mixed	1224923	1235483	10,560	148	1,567,245	35.98
res/ag	1235483	1246043	10,560	115	1,217,110	27.94
res/ag	1246043	1256603	10,560	106	1,121,452	25.75
res/ag	1256603	1259029	2,426	124	299,867	6.88
mixed	1259029	1267012	7,983	113	899,601	20.65
mixed	1267012	1277572	10,560	138	1,455,557	33.42
mixed	1277572	1288132	10,560	132	1,391,306	31.94
forest	1288132	1298692	10,560	149	1,577,220	36.21
res/ag	1298692	1309852	11,160	158	1,768,275	40.59
mixed	1309852	1320271	10,419	142	1,480,648	33.99
mixed	1320271	1330400	10,129	209	2,120,065	48.67
mixed	1330400	1336917	6,517	276	1,798,549	41.29
avg ac/mil	SF					
23	1,006,215	Totals	1,142,881		208,573,346	4,788
avg width	191	Miles	216.45			
			min	22		
			max	1,300		
					segment average	187
			Average	182	by size	

**Market Data**

Parcel Number	Address	County, State	dateSold	priceSold	sizeAcre s	pricePera cre	parcelCl ass
136 021.03 000	Coal Hill Rd	Scott, TN	07//20	\$108,000	120.00	\$900	Agricultu ral
029 004.00 000	Big Ridge Rd	Scott, TN	01//20	\$129,480	64.74	\$2,000	Agricultu ral
018 026.00 000	5576 Grave Hill Rd	Scott, TN	01//21	\$135,500	44.20	\$3,066	Agricultu ral
103 043.47 000	J D Chambers Rd	Scott, TN	06//20	\$44,000	14.24	\$3,090	Agricultu ral
087 021.00 000	Old Buffalo Rd	Scott, TN	02//21	\$85,000	21.58	\$3,939	Agricultu ral
040 028.00 000	2168 Williams Creek Rd	Scott, TN	09//20	\$325,000	21.53	\$15,095	Agricultu ral
150 031.00 000, 049.05, 026.06	Coalhill-Rockbridge Rd	Morga n TN	08//20	\$100,000	134.59	\$743	Agricultu ral
093 032.00 000	Hawn Rd	Morga n TN	02//21	\$30,018	34.16	\$879	Agricultu ral
011 002.01 000, 006 010.01 000, 006 009.00	Tinch Rd	Morga n TN	11//20	\$475,000	498.00	\$954	Agricultu ral
027 008.03 000	Mill Creek Rd	Morga n TN	01//20	\$25,000	25.00	\$1,000	Agricultu ral
053 013.01 000, 13.05, 13.03, 13.08	Deer Lodge Hwy	Morga n TN	02//20	\$165,000	141.92	\$1,163	Agricultu ral
084 021.02 000	Nashville Hwy	Morga n TN	09//20	\$90,000	72.39	\$1,243	Agricultu ral
051 014.00 000	Nashville South Ave	Morga n TN	01//21	\$141,700	109.00	\$1,300	Agricultu ral
053 013.02 000	Deer Lodge Hwy	Morga n TN	12//20	\$150,000	106.37	\$1,410	Agricultu ral
092 015.00 000	Arnold Potter Rd	Morga n TN	10//20	\$163,000	101.89	\$1,600	Agricultu ral
139 003.02 000	Johnson Rd	Morga n TN	10//20	\$28,000	15.00	\$1,867	Agricultu ral
109 018.00 000	Patton Rd	Morga n TN	02//21	\$60,000	31.78	\$1,888	Agricultu ral
074 001.00 000	W Of Rome Rd	Morga n TN	05//20	\$200,000	97.00	\$2,062	Agricultu ral
152 001.51 000	Catoosa Ridge Rd	Morga n TN	01//20	\$27,632	13.30	\$2,078	Agricultu ral
130 022.07 000	Melhorn Rd	Morga n TN	11//20	\$156,750	55.27	\$2,836	Agricultu ral
091 012.00 000	Genesis Rd	Morga n TN	10//20	\$116,200	39.43	\$2,947	Agricultu ral
154 059.02 000	White Oak Crk	Morga n TN	03//20	\$135,000	43.00	\$3,140	Agricultu ral

065 044.00 000	Annadell Cemetary Rd	Morga n TN	10//20	\$52,000	16.36	\$3,178	Agricultu ral
108 013.10 000	Knoxville Hwy	Morga n TN	09//20	\$75,000	9.24	\$8,117	Agricultu ral
108 013.11 000	Mill Rd	Morga n TN	11//20	\$170,000	17.69	\$9,610	Agricultu ral
108 013.00 000	Mill Rd	Morga n TN	11//20	\$170,000	17.69	\$9,610	Agricultu ral
084 002.01 000	T Cooper Rd	Morga n TN	06//20	\$287,500	16.42	\$17,509	Agricultu ral
009 011.08 000	Indian Creek Ln	Roane TN	07//20	\$47,630	34.90	\$1,365	Agricultu ral
093 002.00 000	Smokey Run Rd	Roane TN	11//20	\$634,145	239.30	\$2,650	Agricultu ral
107 041.02 000	Paint Rock Rd	Roane TN	07//20	\$125,000	41.86	\$2,986	Agricultu ral
115 010.00 000	Pattie Gap Rd	Roane TN	08//20	\$186,550	37.31	\$5,000	Agricultu ral
107 057.01 000	180 Arnold Rd	Roane TN	09//20	\$134,000	25.20	\$5,317	Agricultu ral
108 033.00 000	Cedar Grove Rd	Roane TN	01//21	\$139,500	25.60	\$5,449	Agricultu ral
019 016.00 000	306 Chandler Ln	Roane TN	08//20	\$210,000	26.60	\$7,895	Agricultu ral
103 010.00 000	275 Rodgers Ln	Roane TN	10//20	\$169,000	16.74	\$10,096	Agricultu ral
077 009.00 000	Sneed Rd	Rhea TN	12//20	\$37,500	21.40	\$1,752	Agricultu ral
007 003.00 000	Neck Rd	Rhea TN	02//21	\$104,000	46.79	\$2,223	Agricultu ral
101 017.03 000	Pope St	Rhea TN	09//20	\$200,000	78.50	\$2,548	Agricultu ral
092 013.00 000	4506 Cottonport Rd	Rhea TN	07//20	\$200,000	65.36	\$3,060	Agricultu ral
103 108.00 000	Sunset Dr	Rhea TN	02//21	\$130,000	28.00	\$4,643	Agricultu ral
024 002.08 000	Rhea County Highway Off	Rhea TN	10//20	\$165,000	34.40	\$4,797	Agricultu ral
082 135	Dent South Rd	Hamilt on TN	03//20	\$300,000	18.12	\$16,556	Agricultu ral
065 044.00 000	Annadell Cemetery Rd	Morga n TN	10//20	\$52,000	16.36	\$3,178	Agricultu ral
116 025.00 000	Catoosa Rd	Morga n TN	12//17	\$50,000	15.39	\$3,249	Agricultu ral
061 006.01 000	Gannaway Cemetery Rd	Rhea TN	12//17	\$130,000	20.95	\$6,205	Agricultu ral
033 058, 01	0 Dayton Pike	Hamilt on TN	01//20	\$2,000,00 0	36.46	\$54,855	Agricultu ral

122-00-00-013.04	WILBURN K ROSS HWY	McCreary, KY	06//17	\$150,000	1.25	\$120,000	Comm/Ind
55-098	11110 KY HWY 1247	Lincoln, KY	11//20	\$52,000	0.49	\$106,996	Comm/Ind
051-09-08-002.00	VINCENT DR	Lincoln, KY	12//20	\$280,000	1.37	\$203,785	Comm/Ind
051-04-01-001.00	LINCOLN PLAZA	Lincoln, KY	06//20	\$139,310	0.59	\$236,119	Comm/Ind
051-09-10-002.00	VINCENT DR	Lincoln, KY	10//20	\$325,000	0.91	\$355,969	Comm/Ind
040-000-041	HARRODSBURG RD 1845	Boyle, KY	09//20	\$17,000	1.70	\$9,977	Comm/Ind
J03-SGL-C01	BREATHITT AVE 100	Boyle, KY	01//21	\$100,000	1.87	\$53,476	Comm/Ind
041-C01-033, 034, 031	WAR ADMIRAL 134	Boyle, KY	10//20	\$200,501	3.31	\$60,519	Comm/Ind
D14-004-007	BATE 455	Boyle, KY	06//20	\$41,000	0.45	\$91,111	Comm/Ind
051-9-0-18	OLD WAITSBORO RD	Pulaski, KY	12//20	\$165,000	3.56	\$46,348	Comm/Ind
061-1-1-51.1	TURNER ST	Pulaski, KY	09//20	\$100,000	1.84	\$54,348	Comm/Ind
029-6-0-19	9167 W HWY 80	Pulaski, KY	01//21	\$65,000	0.64	\$101,563	Comm/Ind
061-1-2-06	W HWY 80	Pulaski, KY	12//20	\$765,000	1.66	\$460,843	Comm/Ind
061-0-0-11.4	S HWY 27	Pulaski, KY	09//20	\$650,000	0.79	\$822,785	Comm/Ind
121-00-00-031.00	US 27 WC	McCreary, KY	08//20	\$150,000	164.00	\$915	Comm/Ind
103-00-00-029.00	N HWY 27	McCreary, KY	01//21	\$30,000	11.00	\$2,727	Comm/Ind
141-20-12-011.00	CAL HILL SPUR	McCreary, KY	06//20	\$20,000	2.50	\$8,000	Comm/Ind
111 010.03M001	W Robbins Rd	Scott, TN	09//20	\$5,490	3.06	\$1,794	Comm/Ind
095 044.02M001	Montgomery Rd	Morgan TN	03//20	\$12,000	9.90	\$1,212	Comm/Ind
067D B 001.00 000	Decatur Hwy	Roane TN	10//20	\$85,000	3.32	\$25,602	Comm/Ind
059 032.00 000	Lawnville Rd	Roane TN	10//20	\$220,000	7.45	\$29,530	Comm/Ind
046O B 010.00 000	2717 Roane State Hwy	Roane TN	12//20	\$363,000	1.98	\$183,333	Comm/Ind
058G E 009.00 000	145 Court St	Roane TN	01//20	\$27,500	0.08	\$343,750	Comm/Ind

096 085.01 000	Rhea County Hwy	Rhea TN	01//21	\$2,000,000	7.78	\$257,069	Comm/Ind
091 058, 058.08	6802 Prestige Ln	Hamilton TN	05//20	\$577,000	7.39	\$78,078	Comm/Ind
136C D 019	Belle Arbor Ave	Hamilton TN	05//20	\$28,500	0.14	\$203,571	Comm/Ind
156A B 001, B 034	1080 E 23rd St	Hamilton TN	06//20	\$100,000	0.53	\$188,679	Comm/Ind
145N G 006	2500 Cowart St	Hamilton TN	12//20	\$250,000	1.30	\$192,308	Comm/Ind
156A H 012.01	1407 E 23rd St	Hamilton TN	01//20	\$30,000	0.02	\$1,555,714	Comm/Ind
145L J 006	550 E Main St	Hamilton TN	12//20	\$529,000	0.28	\$1,889,286	Comm/Ind
145L B 022	121 W Main St	Hamilton TN	02//20	\$930,253	0.84	\$1,107,444	Comm/Ind
146P F 033, 034, 032, 031	901 E Main St	Hamilton TN	07//20	\$600,000	0.52	\$1,153,846	Comm/Ind
100J D 010	5277 Wilbanks Dr	Hamilton TN	02//19	\$120,000	3.80	\$31,579	Comm/Ind
057 037.01	Sequoyah Rd	Hamilton TN	09//19	\$15,000	0.10	\$150,000	Comm/Ind
110G A 013	Crescent Club Dr	Hamilton TN	06//18	\$120,000	0.47	\$255,319	Comm/Ind
110J A 007.01	2760 Northpoint Blvd	Hamilton TN	01//19	\$1,440,000	4.00	\$360,000	Comm/Ind
101 091.06 000	1533 Rhea County Hwy	Rhea TN	05//16	\$120,000	1.41	\$85,106	Comm/Ind
061-4-3-61	710 W COLUMBIA ST	Pulaski, KY	07//17	\$25,000	1.00	\$25,000	Comm/Ind
059-2-0-02	2880 HWY 2227	Pulaski, KY	05//20	\$125,000	4.46	\$28,027	Comm/Ind
061-4-2-86	W HWY 80	Pulaski, KY	05//17	\$50,000	1.00	\$50,000	Comm/Ind
110J A 003	2817 Northpoint Blvd	Hamilton TN	03//20	\$800,000	3.40	\$235,294	Comm/Ind
091P A 007.06	5875 Highway 153	Hamilton TN	11//20	\$1,200,000	1.95	\$616,333	Comm/Ind
033 059	12600 Dayton Pike	Hamilton TN	08//19	\$60,000	1.41	\$42,553	Comm/Ind
101-40-00-020.01	N HWY 27	McCreary, KY	10//19	\$30,000	0.25	\$120,000	Comm/Ind
100J D 010	5277 Wilbanks Dr	Hamilton TN	01//21	\$145,000	3.80	\$38,158	Comm/Ind
128P A 015	2000 Elmendorf St	Hamilton TN	05//17	\$95,000	1.70	\$55,882	Comm/Ind
119P B 005.01	4170 S Creek Rd	Hamilton TN	11//18	\$500,000	7.51	\$66,578	Comm/Ind

156H C 004	2542 Cannon Ave	Hamilt on TN	01//21	\$35,000	0.42	\$83,333	Comm/l nd
146F J 020	2121 Raulston St	Hamilt on TN	02//20	\$7,800	0.08	\$97,500	Comm/l nd
146C R 006	1916 Walker St	Hamilt on TN	02//20	\$7,800	0.08	\$97,500	Comm/l nd
156H C 009	2607 Cannon Ave	Hamilt on TN	08//20	\$19,500	0.15	\$130,000	Comm/l nd
155C K 011	Williams St	Hamilt on TN	12//20	\$35,000	0.16	\$218,750	Comm/l nd
156C N 008	2214 E 14th St	Hamilt on TN	10//20	\$45,000	0.17	\$264,706	Comm/l nd
146H H 017	1215 E 08th St	Hamilt on TN	02//20	\$53,000	0.15	\$353,333	Comm/l nd
136N C 034.01, 136K C 013,	1812 Portland St, 1837 Olive, 111 Scruggs	Hamilt on TN	08//20	\$23,000	0.30	\$76,667	Comm/l nd
146B A 026, 027	1132 Lincoln Park Ln	Hamilt on TN	03//20	\$55,000	0.25	\$222,672	Comm/l nd
146F G 034	2010 Cleveland Ave	Hamilt on TN	01//20	\$12,000	0.09	\$133,333	Comm/l nd
146O L 023	1603 Vance Ave	Hamilt on TN	03//20	\$55,000	0.25	\$220,000	Comm/l nd
110J A 003	2817 Northpoint Blvd	Hamilt on TN	03//20	\$800,000	3.40	\$235,294	Comm/l nd
D07-011-021	W MAIN 461	Boyle, KY	10//20	\$10,500	0.30	\$35,000	Comm/l nd
100O A 016	5243 Old Hixson Pike	Hamilt on TN	08//20	\$170,000	1.70	\$100,000	Comm/l nd
022 008.00 000	Shut-In-Gap Rd Off	Rhea TN	03//20	\$675,000	341.47	\$1,977	Farm/Fo rest
095-00-02-003.00	4000 SHINGLE BLOCK RD	Lincoln , KY	04//20	\$9,000	16.00	\$563	Farm/Fo rest
18-031A-01		Lincoln , KY	11//20	\$25,000	41.84	\$597	Farm/Fo rest
53-160B	KY HWY 3249	Lincoln , KY	10//20	\$11,500	15.35	\$749	Farm/Fo rest
093-00-06-001.00	FLATWOODS SCHOOL RD	Lincoln , KY	07//20	\$10,000	11.90	\$840	Farm/Fo rest
03-007A-07	174 ROTHWELL LANE	Lincoln , KY	09//20	\$90,000	75.00	\$1,200	Farm/Fo rest
06-010	1770 NORRIS RD	Lincoln , KY	09//20	\$265,000	214.42	\$1,236	Farm/Fo rest
44-024	BITNER CEMETERY RD	Lincoln , KY	04//20	\$35,000	23.47	\$1,491	Farm/Fo rest
12-025	4595 MT SALEM RD	Lincoln , KY	11//20	\$130,000	82.00	\$1,585	Farm/Fo rest

26-010-01	MARTINS TRAIL	Lincoln, KY	11//20	\$23,000	14.00	\$1,643	Farm/Forest
071-00-06-006.02	GOSHEN CHURCH RD	Lincoln, KY	05//20	\$191,900	116.29	\$1,650	Farm/Forest
28-027	SOUTH FORK RD	Lincoln, KY	10//20	\$225,000	135.00	\$1,667	Farm/Forest
39-013-06	SPRING RD	Lincoln, KY	07//20	\$110,000	61.80	\$1,780	Farm/Forest
53-120	KY HWY 3249	Lincoln, KY	08//20	\$26,000	13.35	\$1,948	Farm/Forest
23-012	160 MOORES LN	Lincoln, KY	12//20	\$240,000	123.00	\$1,951	Farm/Forest
41-010-09, 06, 07,08,10	GREASY RIDGE RD	Lincoln, KY	09//20	\$58,500	28.40	\$2,060	Farm/Forest
080-00-02-005.00	PREACHERSVILLE RD	Lincoln, KY	03//20	\$185,000	83.00	\$2,229	Farm/Forest
090-00-23-002.01	TURKEYTOWN RD	Lincoln, KY	08//20	\$94,900	42.19	\$2,249	Farm/Forest
07-033-06	3275 BOWEN RD	Lincoln, KY	07//20	\$134,200	59.66	\$2,249	Farm/Forest
009-00-08-001, 009-00-08-002,000 9-01-06-002,009-01-05-008	COMMUNITY CENTER DR	Lincoln, KY	11//20	\$125,000	54.02	\$2,314	Farm/Forest
24-006	980 PEYTON WELL RD	Lincoln, KY	03//20	\$340,000	145.00	\$2,345	Farm/Forest
28-005	KY HWY 1778	Lincoln, KY	01//21	\$80,000	33.67	\$2,376	Farm/Forest
42-021-01	KY HWY 1778	Lincoln, KY	10//20	\$59,900	25.12	\$2,384	Farm/Forest
17-003-01	KY HWY 78	Lincoln, KY	08//20	\$35,000	14.57	\$2,402	Farm/Forest
062-00-11-009.00	2295 GOSHEN RD	Lincoln, KY	08//20	\$532,500	218.00	\$2,443	Farm/Forest
096-00-19-001.01	US HWY 150	Lincoln, KY	08//20	\$150,000	60.06	\$2,498	Farm/Forest
03-002E	2074 HARRIS CREEK RD	Lincoln, KY	10//20	\$45,000	17.09	\$2,633	Farm/Forest
08-045	290 HARRIS CREEK RD	Lincoln, KY	03//20	\$45,000	16.00	\$2,813	Farm/Forest
091-00-09-002.01	KY HWY 39 S	Lincoln, KY	03//20	\$80,000	28.37	\$2,820	Farm/Forest
062-00-07-004.01	GOSHEN RD	Lincoln, KY	06//20	\$3,000	1.04	\$2,876	Farm/Forest

43-041C-01	225 JENKINS RD	Lincoln, KY	11//20	\$200,000	67.36	\$2,969	Farm/Forest
02-006A, 02-006	3160 BOWEN RD	Lincoln, KY	05//20	\$179,000	56.44	\$3,172	Farm/Forest
15-007	4794 KY HWY 1194	Lincoln, KY	09//20	\$325,000	98.62	\$3,295	Farm/Forest
20-001B	MOCCASIN RD	Lincoln, KY	06//20	\$250,000	75.00	\$3,333	Farm/Forest
076-00-05-005.00	ALLEN RD	Lincoln, KY	12//20	\$95,000	28.00	\$3,393	Farm/Forest
097-00-04-003.00	BOWLING RIDGE RD	Lincoln, KY	09//20	\$275,000	81.00	\$3,395	Farm/Forest
009-00-08-002.00	KY HWY 2141	Lincoln, KY	11//20	\$125,000	36.69	\$3,407	Farm/Forest
071-00-08-002.00	GOSHEN RD	Lincoln, KY	08//20	\$63,000	18.15	\$3,472	Farm/Forest
081-00-22-001.01	WADIE M RIGSBY RD	Lincoln, KY	12//20	\$190,000	51.43	\$3,694	Farm/Forest
010-01-05-001.00, 05-021, 010-01-05-002.00	US HWY 127	Lincoln, KY	09//20	\$120,000	32.10	\$3,738	Farm/Forest
081-00-14-002.00, 001.00	US HWY 150 E	Lincoln, KY	08//20	\$106,000	26.79	\$3,957	Farm/Forest
18-061A	120 GENEVA-MCKINNEY RD	Lincoln, KY	06//20	\$67,500	16.00	\$4,219	Farm/Forest
082-00-05-004.00	6642 KY HWY 1770	Lincoln, KY	09//20	\$75,000	16.89	\$4,439	Farm/Forest
035-00-07-006.00	KY HWY 3248	Lincoln, KY	10//20	\$105,000	23.00	\$4,565	Farm/Forest
59-024	ELLISON-EUBANK RD	Lincoln, KY	05//20	\$300,000	65.00	\$4,615	Farm/Forest
05-021	OLD LIBERTY RD	Lincoln, KY	09//20	\$120,000	23.70	\$5,063	Farm/Forest
073-00-10-003.01	JOHN SIMS HWY	Lincoln, KY	09//20	\$87,000	14.22	\$6,118	Farm/Forest
081-00-14-001.00	US HWY 150 E	Lincoln, KY	08//20	\$106,000	17.20	\$6,163	Farm/Forest
093-00-15-006.00	KY HWY 39 S	Lincoln, KY	12//20	\$45,000	6.00	\$7,500	Farm/Forest
078-00-06-003.00	710 BROUGHTONTOWN RD	Lincoln, KY	09//20	\$40,000	5.20	\$7,692	Farm/Forest
081-00-21-003.00	WADIE M RIGSBY RD	Lincoln, KY	12//20	\$190,000	18.80	\$10,106	Farm/Forest



063-00-23-005.01	PREACHERSVILLE RD	Lincoln, KY	08//20	\$255,000	10.00	\$25,500	Farm/Forest
18-072J	BROWN HOLLOW RD	Lincoln, KY	06//20	\$1,000	1.01	\$991	Farm/Forest
030-000-110	PERSIMMON KNOB	Boyle, KY	09//20	\$36,470	29.98	\$1,216	Farm/Forest
005-000-082	HENRY POWELL RD	Boyle, KY	12//20	\$420,123	343.11	\$1,224	Farm/Forest
026-000-044	CARPENTERS CREEK	Boyle, KY	05//20	\$40,000	25.95	\$1,541	Farm/Forest
021-000-076	LOWER SALT RIVER RD	Boyle, KY	04//20	\$20,000	10.33	\$1,937	Farm/Forest
024-000-048	LEBANON RD	Boyle, KY	11//20	\$88,000	43.47	\$2,024	Farm/Forest
031-000-143	CREAM RIDGE 2005	Boyle, KY	09//20	\$200,000	83.07	\$2,408	Farm/Forest
054-000-012	HUBBLE RD	Boyle, KY	10//20	\$125,000	41.03	\$3,047	Farm/Forest
031-000-145	CREAM RIDGE	Boyle, KY	01//21	\$64,000	20.08	\$3,187	Farm/Forest
030-000-160	LEBANON RD	Boyle, KY	11//20	\$169,408	42.35	\$4,000	Farm/Forest
051-000-119	CHRISMAN LN	Boyle, KY	10//20	\$320,983	48.23	\$6,655	Farm/Forest
051-000-117	CHRISMAN LN	Boyle, KY	10//20	\$420,203	63.14	\$6,655	Farm/Forest
052-000-001	LEXINGTON RD	Boyle, KY	07//20	\$126,000	18.21	\$6,919	Farm/Forest
049-000-128	WATERWORKS RD 1660	Boyle, KY	06//20	\$205,000	24.93	\$8,224	Farm/Forest
049-000-109	WATERWORKS RD	Boyle, KY	09//20	\$243,000	27.43	\$8,860	Farm/Forest
029-000-099	CALDWELL LN 215	Boyle, KY	03//20	\$165,078	18.34	\$9,001	Farm/Forest
051-000-120	CHRISMAN LN	Boyle, KY	10//20	\$121,310	10.40	\$11,660	Farm/Forest
051-000-116	CHRISMAN LN	Boyle, KY	10//20	\$202,550	17.13	\$11,825	Farm/Forest
051-000-121	CHRISMAN LN	Boyle, KY	10//20	\$178,796	15.10	\$11,839	Farm/Forest
051-000-118	CHRISMAN LN	Boyle, KY	10//20	\$143,672	10.05	\$14,300	Farm/Forest
004-0-0-19	N HWY 837	Pulaski, KY	07//20	\$100,000	147.00	\$680	Farm/Forest

106-0-0-54	HWY 1643	Pulaski, KY	01//21	\$50,000	62.53	\$800	Farm/Forest
134-0-0-46	HWY 1675	Pulaski, KY	02//20	\$180,000	222.00	\$811	Farm/Forest
045-0-0-05.1	FREEDOM CHURCH RD	Pulaski, KY	11//20	\$43,000	47.00	\$915	Farm/Forest
133-0-0-42	CONRARD RD	Pulaski, KY	06//20	\$85,000	81.89	\$1,038	Farm/Forest
085-0-2-38	675 FLOYD RD	Pulaski, KY	07//20	\$42,500	38.00	\$1,118	Farm/Forest
141-0-0-61.1	WILLIAM BAKER RD	Pulaski, KY	03//20	\$40,000	30.00	\$1,333	Farm/Forest
117-0-0-29.5	MEECE RD	Pulaski, KY	05//20	\$70,000	47.00	\$1,489	Farm/Forest
133-0-0-41	CONRARD RD	Pulaski, KY	11//20	\$82,500	55.25	\$1,493	Farm/Forest
105-6-0-06	HWY 192	Pulaski, KY	03//20	\$100,000	63.49	\$1,575	Farm/Forest
104-0-0-48.1	PINEY GROVE RD	Pulaski, KY	12//20	\$58,000	26.34	\$2,202	Farm/Forest
018-0-0-12.1	POINTER CREEK RD	Pulaski, KY	01//20	\$350,000	158.16	\$2,213	Farm/Forest
011-0-1-01.2	BEASLEY RD	Pulaski, KY	05//20	\$110,000	49.46	\$2,224	Farm/Forest
087-0-0-18	NUBBIN RIDGE RD	Pulaski, KY	08//20	\$357,500	158.28	\$2,259	Farm/Forest
108-6-0-05	DEER LICK DR	Pulaski, KY	06//20	\$114,000	49.52	\$2,302	Farm/Forest
030-0-0-55	HWY 235	Pulaski, KY	05//20	\$125,000	50.00	\$2,500	Farm/Forest
135-0-0-59	HWY 1675	Pulaski, KY	12//20	\$45,000	17.37	\$2,591	Farm/Forest
042-0-0-06	SLATE BRANCH RD	Pulaski, KY	01//20	\$180,000	68.00	\$2,647	Farm/Forest
089-0-0-27.7	BILLY KEENEY RD	Pulaski, KY	08//20	\$45,000	15.04	\$2,992	Farm/Forest
011-0-2-45	NEW HOPE RD	Pulaski, KY	11//20	\$149,900	50.00	\$2,998	Farm/Forest
055-0-1-32	1850 OLD WAYNESBURG RD	Pulaski, KY	01//20	\$120,400	40.00	\$3,010	Farm/Forest
117-0-0-12	75 ONE ROCK RD	Pulaski, KY	01//20	\$55,000	16.79	\$3,276	Farm/Forest
099-0-1-34.1	HWY 935	Pulaski, KY	07//20	\$59,400	17.14	\$3,466	Farm/Forest

039-0-0-16	HWY 1248	Pulaski, KY	12//20	\$86,000	23.54	\$3,653	Farm/Forest
045-0-0-42	ETNA RD	Pulaski, KY	10//20	\$57,000	15.30	\$3,725	Farm/Forest
057-0-0-83.1	OLD BULL RD	Pulaski, KY	07//20	\$95,000	24.00	\$3,958	Farm/Forest
045-0-0-05.1	FREEDOM CHURCH RD	Pulaski, KY	11//20	\$200,000	47.00	\$4,255	Farm/Forest
108-2-0-01.5	RL COLYER RD	Pulaski, KY	09//20	\$65,000	15.18	\$4,282	Farm/Forest
072-5-0-02	OLD BULL RD	Pulaski, KY	06//20	\$122,500	28.51	\$4,297	Farm/Forest
102-0-1-44	BARNESBURG RD	Pulaski, KY	08//20	\$105,000	22.14	\$4,743	Farm/Forest
101-0-0-57	FISHTRAP RD	Pulaski, KY	11//20	\$158,000	30.50	\$5,180	Farm/Forest
032-2-0-01	250 EPPERSON LN	Pulaski, KY	02//20	\$81,500	12.00	\$6,792	Farm/Forest
032-2-0-01	250 EPPERSON LN	Pulaski, KY	07//20	\$85,000	12.00	\$7,083	Farm/Forest
050-0-0-17	OAK HILL RD	Pulaski, KY	11//20	\$950,000	66.46	\$14,294	Farm/Forest
190-00-00-044.00	KY 1044 PK	McCreary, KY	02//20	\$60,000	147.40	\$407	Farm/Forest
143-00-00-029.02	S HWY 27	McCreary, KY	02//20	\$75,000	160.00	\$469	Farm/Forest
095-00-00-003.00	KINGTOWN RD	McCreary, KY	11//20	\$210,000	365.64	\$574	Farm/Forest
024-00-00-006.00	SKULL BONE	McCreary, KY	01//21	\$75,000	104.62	\$717	Farm/Forest
075-00-00-009.00	YAMACRAW	McCreary, KY	07//20	\$17,500	17.52	\$999	Farm/Forest
167-00-00-001.00	6524 BEULAH HEIGHTS RD WC	McCreary, KY	06//20	\$74,000	37.72	\$1,962	Farm/Forest
167-00-00-001.00	6524 BEULAH HEIGHTS RD WC	McCreary, KY	01//21	\$81,000	37.72	\$2,147	Farm/Forest
119-20-01-029.00	SANDHILL RD	McCreary, KY	07//20	\$62,500	28.70	\$2,178	Farm/Forest
126-00-00-006.00	1823 KINGTOWN RD	McCreary, KY	01//20	\$394,000	142.54	\$2,764	Farm/Forest
126-00-00-006.01	KINGTOWN RD	McCreary, KY	07//20	\$50,000	11.43	\$4,374	Farm/Forest
157-30-04-002.00	HWY 2792 PK	McCreary, KY	07//20	\$176,000	30.21	\$5,826	Farm/Forest

157-00-00-025.00	HWY 2792	McCreary, KY	09//20	\$125,000	18.39	\$6,797	Farm/Forest
007 001.00 000	Tn-Ky State Line	Scott, TN	11//20	\$424,200	636.94	\$666	Farm/Forest
080 028.06 000	Walker Rd	Scott, TN	01//20	\$15,000	18.23	\$823	Farm/Forest
050 024.06 000	Station Camp Rd	Scott, TN	02//21	\$25,000	26.08	\$959	Farm/Forest
127 064.00 000	Scott Hwy	Scott, TN	09//20	\$17,000	16.00	\$1,063	Farm/Forest
034 006.00 000	Capuchin Crk	Scott, TN	05//20	\$19,000	17.00	\$1,118	Farm/Forest
100 004.09 000	Sheep Ranch Rd	Scott, TN	04//20	\$22,000	19.06	\$1,154	Farm/Forest
088 004.09 000	Ditney Trl	Scott, TN	11//20	\$40,500	33.00	\$1,227	Farm/Forest
129 011.09 000	Wolf Creek Rd	Scott, TN	11//20	\$40,000	32.24	\$1,241	Farm/Forest
107 095.07 000	Crooked Branch Rd	Scott, TN	06//20	\$24,900	19.52	\$1,276	Farm/Forest
030 004.25 000	Bear Crk	Scott, TN	12//20	\$75,000	55.20	\$1,359	Farm/Forest
076 005.01 000	New Riv	Scott, TN	09//20	\$48,000	31.50	\$1,524	Farm/Forest
063 012.05 000	Buffalo Rd	Scott, TN	04//20	\$85,000	49.70	\$1,710	Farm/Forest
098 015.03 000	Baker Hwy	Scott, TN	10//20	\$70,000	39.14	\$1,788	Farm/Forest
088 028.00 000	Old Thomas Mill Hicks Rd	Scott, TN	08//20	\$265,000	144.76	\$1,831	Farm/Forest
042 023.00 000	Piney Grove Rd	Scott, TN	07//20	\$40,000	21.50	\$1,860	Farm/Forest
111 207.16 000	Brimstone Rd S/O	Scott, TN	08//20	\$51,000	25.07	\$2,034	Farm/Forest
070 066.29 000	Phillips Cemetery Rd	Scott, TN	09//20	\$33,000	15.41	\$2,141	Farm/Forest
102 004.03 000	Black Creek Rd	Scott, TN	07//20	\$74,000	30.42	\$2,433	Farm/Forest
105 031.00 000	Buffalo Creek Rd	Scott, TN	06//20	\$575,000	231.17	\$2,487	Farm/Forest
018 014.08 000	Grave Hill Rd	Scott, TN	11//20	\$55,000	22.02	\$2,498	Farm/Forest
102 004.02 000	Black Creek Rd	Scott, TN	06//20	\$41,000	16.40	\$2,500	Farm/Forest
050 021.36 001	Station Camp Rd	Scott, TN	01//20	\$225,000	85.20	\$2,641	Farm/Forest
092 014.00 000	Black Creek Rd	Scott, TN	07//20	\$76,500	26.70	\$2,865	Farm/Forest

050 021.36 000	Station Camp Rd	Scott, TN	01//20	\$225,000	75.10	\$2,996	Farm/Forest
085 013.27 000	Helenwood Loop Rd W/O	Scott, TN	03//20	\$50,000	15.00	\$3,333	Farm/Forest
114 003.00 000	Hurricane Rd	Scott, TN	02//20	\$25,000	7.43	\$3,365	Farm/Forest
112 018.01 000	Brimstone Rd	Scott, TN	02//21	\$234,560	58.64	\$4,000	Farm/Forest
092 014.01 000	Black Creek Rd	Scott, TN	06//20	\$3,500	0.81	\$4,321	Farm/Forest
041 001.97 000	Highway 27	Scott, TN	12//20	\$90,000	17.29	\$5,205	Farm/Forest
041 001.74 000	Bear Creek Rd W/O	Scott, TN	01//20	\$215,000	20.41	\$10,534	Farm/Forest
060 074.00 000	Toomey Rd	Scott, TN	01//20	\$18,590	1.10	\$16,900	Farm/Forest
105 033.23 000	Ali Lane Pvt	Scott, TN	06//20	\$575,000	17.65	\$32,578	Farm/Forest
138 025.01 000	Deermont Rd	Morgan TN	04//20	\$85,938	96.00	\$895	Farm/Forest
016 007.00 000	Bill Roberts Rd	Morgan TN	12//20	\$23,750	25.00	\$950	Farm/Forest
051 013.00 000	Nashville South Ave	Morgan TN	01//21	\$96,269	91.00	\$1,058	Farm/Forest
061 021.00 000	Adams Hill Church Rd	Morgan TN	06//20	\$57,000	53.50	\$1,065	Farm/Forest
064 003.00 000	Annadell Rd	Morgan TN	12//20	\$1,187,880	900.00	\$1,320	Farm/Forest
027 012.00 000	Mill Creek Rd	Morgan TN	09//20	\$240,000	155.00	\$1,548	Farm/Forest
034 044.00 000	White Oak Rd	Morgan TN	09//20	\$80,000	48.87	\$1,637	Farm/Forest
104 015.00 000	Potters Chapel Rd	Morgan TN	11//20	\$60,000	29.54	\$2,031	Farm/Forest
081 010.03 000	Claude Howard Rd	Morgan TN	09//20	\$193,500	95.00	\$2,037	Farm/Forest
096 009.00 000	S U Rt 27	Morgan TN	10//20	\$40,000	18.55	\$2,156	Farm/Forest
042 019.19 000	Woodland Trl	Morgan TN	08//20	\$39,000	15.74	\$2,478	Farm/Forest
042 019.27 000	Crest View Dr	Morgan TN	02//21	\$37,850	15.14	\$2,500	Farm/Forest
083 021.04 000	Ross Williams Rd	Morgan TN	04//20	\$61,000	24.34	\$2,506	Farm/Forest
011 020.03 000, 011 020.01	Brewstertwon Rd	Morgan TN	10//20	\$193,000	69.46	\$2,779	Farm/Forest
081 024.10 000	Scott Wyatt Rd	Morgan TN	11//20	\$80,000	25.16	\$3,180	Farm/Forest
106 010.41 000	Shady Grove Rd	Morgan TN	01//20	\$90,900	27.63	\$3,290	Farm/Forest

163 014.04 000	Lower Rockwood Rd	Morgan TN	03//20	\$80,000	18.27	\$4,379	Farm/Forest
153 017.01 000	Wma Rd	Morgan TN	10//20	\$125,000	24.50	\$5,102	Farm/Forest
110 080.01 000	St Rt 116	Morgan TN	02//20	\$100,000	16.04	\$6,234	Farm/Forest
125 017.09 000	1269 Sweetwater Rd	Roane TN	04//20	\$24,939	23.17	\$1,076	Farm/Forest
019 065.00 000	Lancer Rd Off	Roane TN	09//20	\$65,000	42.00	\$1,548	Farm/Forest
044 058.00 000	Delozier Ln	Roane TN	07//20	\$30,000	18.55	\$1,617	Farm/Forest
118 025.00 000	Dogtown Rd	Roane TN	10//20	\$43,000	26.10	\$1,648	Farm/Forest
013 038.10 000	Bern Ln	Roane TN	04//20	\$37,000	21.09	\$1,754	Farm/Forest
084 004.00 000	Black Creek Rd	Roane TN	10//20	\$70,000	35.00	\$2,000	Farm/Forest
018A A 002.00 000	Bazel Rd	Roane TN	04//20	\$37,500	16.95	\$2,212	Farm/Forest
076 007.22 000	Rockwood Ferry Rd	Roane TN	09//20	\$245,000	104.75	\$2,339	Farm/Forest
129 002.00 000	Dry Fork Valley Rd	Roane TN	06//20	\$325,000	113.50	\$2,863	Farm/Forest
013 023.00 000	Dyllis Rd	Roane TN	04//20	\$159,900	52.90	\$3,023	Farm/Forest
098 024.11 000	598 Myers Rd	Roane TN	01//21	\$225,000	59.53	\$3,780	Farm/Forest
118 027.00 000	Dogtown Rd	Roane TN	08//20	\$175,000	45.87	\$3,815	Farm/Forest
027 169.00 000	Stormin Norman Dr	Roane TN	01//21	\$110,000	25.10	\$4,382	Farm/Forest
067 032.05 000	Decatur Hwy	Roane TN	02//20	\$150,000	28.60	\$5,245	Farm/Forest
124 016.02 000	Paint Rock Rd	Roane TN	10//20	\$178,000	30.77	\$5,785	Farm/Forest
029 005.07 000	3300 Sugar Grove Valley Rd	Roane TN	04//20	\$92,000	15.88	\$5,793	Farm/Forest
124 016.03 000	Paint Rock Valley Rd	Roane TN	10//20	\$90,000	15.30	\$5,882	Farm/Forest
088 042.04 000	120 Big Tooth Rd	Roane TN	09//20	\$170,100	27.60	\$6,163	Farm/Forest
088 062.01 000	Smalley Ln	Roane TN	09//20	\$200,000	29.93	\$6,682	Farm/Forest
025 013.02 000	Toestring Valley Rd Off	Rhea TN	12//20	\$75,000	50.53	\$1,484	Farm/Forest
016 006.00 000	Walt Reed Rd	Rhea TN	09//20	\$844,119	496.59	\$1,700	Farm/Forest
012 017.00 000	Dixie Lee Hwy	Rhea TN	01//20	\$123,750	56.77	\$2,180	Farm/Forest

061 135.00 000	Escape Dr	Rhea TN	06//20	\$45,300	19.20	\$2,359	Farm/Forest
061 131.00 000	Duckwood Ln	Rhea TN	12//20	\$49,900	20.00	\$2,495	Farm/Forest
016 001.15 000	Soak Creek Ln	Rhea TN	11//20	\$65,000	25.65	\$2,534	Farm/Forest
010 067.00 000	Tower Rd	Rhea TN	06//20	\$226,545	80.31	\$2,821	Farm/Forest
026 007.06 000	Vance Winstead Ln	Rhea TN	11//20	\$70,000	22.35	\$3,132	Farm/Forest
026 007.07 000	Vance Winstead Ln	Rhea TN	11//20	\$68,000	20.46	\$3,324	Farm/Forest
016 001.06 000	Soak Creek Ln	Rhea TN	09//20	\$105,000	31.30	\$3,355	Farm/Forest
012 008.01 000	Rhea County Hwy	Rhea TN	11//20	\$85,000	23.87	\$3,561	Farm/Forest
077 009.10 000	Sneed Rd Off	Rhea TN	06//20	\$58,000	16.00	\$3,625	Farm/Forest
043 108.01 000	Basil Fugate Rd	Rhea TN	09//20	\$80,000	21.25	\$3,765	Farm/Forest
026 014.02 000	Stump Hollow Rd	Rhea TN	08//20	\$67,000	15.14	\$4,425	Farm/Forest
093 006.00 000	Cottonport Rd	Rhea TN	07//20	\$75,000	16.59	\$4,521	Farm/Forest
054 001.16 000	Gannaway Trl	Rhea TN	07//20	\$125,000	20.00	\$6,250	Farm/Forest
090 116.00 000	Double South Rd	Rhea TN	08//20	\$230,000	25.03	\$9,189	Farm/Forest
075 047.00 000	Rainbow Dr	Morgan TN	11//18	\$67,500	60.00	\$1,125	Farm/Forest
155 097.00 000	St Rt 29A	Morgan TN	05//18	\$92,500	66.00	\$1,402	Farm/Forest
116 005.02 000	S Of Catoosa Rd	Morgan TN	04//19	\$69,700	35.00	\$1,991	Farm/Forest
143-00-00-029.02	S HWY 27	McCreary, KY	02//20	\$75,000	160.00	\$469	Farm/Forest
079-0-0-02	1858 ANTIOCH CHURCH RD	Pulaski, KY	05//18	\$125,000	104.00	\$1,202	Farm/Forest
080-5-0-64	GARLAND RD	Pulaski, KY	04//16	\$160,000	17.00	\$9,412	Farm/Forest
161 002.00 000,149 025.00	Emory Riv	Morgan TN	04//17	\$3,050,000	2,427.71	\$1,256	Farm/Forest
040-000-023	HARRODSBURG RD	Boyle, KY	09//18	\$604,680	50.39	\$12,000	Farm/Forest
07-033-06	3275 BOWEN RD	Lincoln, KY	07//20	\$134,200	59.66	\$2,249	Farm/Forest
08-045	290 HARRIS CREEK RD	Lincoln, KY	03//20	\$45,000	16.00	\$2,813	Farm/Forest

17-003-01	KY HWY 78	Lincoln, KY	08//20	\$35,000	14.57	\$2,402	Farm/Forest
27-037	1350 RUBE BROWN RD	Lincoln, KY	08//17	\$16,000	20.00	\$800	Farm/Forest
28-020-01	KY HWY 1778	Lincoln, KY	11//19	\$184,856	119.26	\$1,550	Farm/Forest
095 026.01 000	River Rd	Scott, TN	01//20	\$40,000	28.06	\$1,426	Farm/Forest
068 036.00 000	Wild Turkey Rd	Scott, TN	01//21	\$52,000	26.82	\$1,939	Farm/Forest
050 026.14 000	Station Camp Rd	Scott, TN	10//20	\$40,200	20.10	\$2,000	Farm/Forest
079 044.01 000	Annadell Church Rd	Scott, TN	07//20	\$50,000	16.60	\$3,012	Farm/Forest
094 001.00 000	New Riv	Scott, TN	08//20	\$93,000	30.83	\$3,017	Farm/Forest
147 001.02 000	997 White Oak Rd	Morgan TN	10//20	\$35,000	40.50	\$864	Farm/Forest
027 009.12 000	Mill Creek Rd	Morgan TN	02//21	\$180,000	157.34	\$1,144	Farm/Forest
095 076.00 000	Arthur McCormick Rd	Morgan TN	01//20	\$110,308	92.00	\$1,199	Farm/Forest
027 009.13 000	Mill Creek Rd	Morgan TN	08//20	\$487,032	374.64	\$1,300	Farm/Forest
041 001.00 000	Jim McGill Rd	Morgan TN	08//20	\$180,000	108.50	\$1,659	Farm/Forest
023 001.04 000	460 Glades Rd	Morgan TN	08//20	\$135,000	70.58	\$1,913	Farm/Forest
116 004.06 000, 116 005.05, 116 005.22	Catoosa Rd	Morgan TN	01//20	\$138,000	70.48	\$1,958	Farm/Forest
161 036.00 000	Ridgewood Rd	Morgan TN	11//20	\$90,000	20.30	\$4,433	Farm/Forest
045 001.00 000	Manufacturers Rd	Roane TN	06//20	\$13,600	27.30	\$498	Farm/Forest
112 031.01 000	Dogtown Rd	Roane TN	10//20	\$358,400	397.30	\$902	Farm/Forest
085 034.02 000	Ledgerwood Dr Off	Roane TN	01//21	\$40,000	33.78	\$1,184	Farm/Forest
114 008.00 000	Sweetwater Rd	Roane TN	09//20	\$917,500	729.80	\$1,257	Farm/Forest
098 002.00 000	Laurel Bluff Rd	Roane TN	08//20	\$180,000	121.00	\$1,488	Farm/Forest
007 065.00 000	Massengill Springs Rd	Roane TN	02//21	\$75,000	50.00	\$1,500	Farm/Forest
095 010.01 000	Rockwood Ferry Rd	Roane TN	01//21	\$700,000	380.00	\$1,842	Farm/Forest
076 007.00 000	Rockwood Ferry Rd	Roane TN	10//20	\$211,072	98.31	\$2,147	Farm/Forest



099 003.01 000	Tennessee Chapel Cir	Roane TN	04//20	\$400,000	180.70	\$2,214	Farm/Forest
093 009.04 000	Smokey Run Rd	Roane TN	08//20	\$74,900	16.10	\$4,652	Farm/Forest
067 037.12 000	181 Squaw Valley Rd	Roane TN	11//20	\$100,000	17.80	\$5,618	Farm/Forest
081 032.05 000	684 Dogwood Valley Rd	Roane TN	01//20	\$110,000	18.10	\$6,077	Farm/Forest
099 011.01 000	Tennessee Chapel Cir	Roane TN	06//20	\$140,000	18.80	\$7,447	Farm/Forest
026 007.18 000	Euchee Chapel Rd	Rhea TN	04//20	\$145,000	60.43	\$2,399	Farm/Forest
013 018.00 000	Rhea County Hwy	Rhea TN	05//20	\$48,000	18.60	\$2,581	Farm/Forest
037 002.00 000	New Lake Rd	Rhea TN	05//20	\$140,000	46.95	\$2,982	Farm/Forest
088 022.00 000	Bluff View Dr	Rhea TN	01//21	\$135,000	45.00	\$3,000	Farm/Forest
043 106.03 000	3405 Watts Bar Hwy	Rhea TN	05//20	\$49,000	15.60	\$3,141	Farm/Forest
048 026.04 000	Wolf Creek Rd	Rhea TN	06//20	\$75,000	21.36	\$3,511	Farm/Forest
010 065.00 000	Soak Creek Ln	Rhea TN	10//20	\$92,000	24.72	\$3,722	Farm/Forest
117 013.00 000	S E Of Catoosa Rd	Morgan TN	10//16	\$100,000	185.00	\$541	Farm/Forest
075 046.00 000	Adams Ridge Rd	Morgan TN	12//19	\$70,000	79.09	\$885	Farm/Forest
095 076.00 000	Arthur McCormick Rd	Morgan TN	01//20	\$110,308	92.00	\$1,199	Farm/Forest
116 005.05 000, 116 005.22 000, 116 004.06	Cherokee Trl	Morgan TN	01//20	\$138,000	70.48	\$1,958	Farm/Forest
107 014.00 000	Rhea County Hwy	Rhea TN	04//19	\$89,250	26.28	\$3,396	Farm/Forest
128 033.07 000	Coal Hill Rd	Scott TN	05//17	\$64,278	35.96	\$1,787	Farm/Forest
128I E 003	2300 Harrison Pike	Hamilton TN	01//21	\$2,000	0.45	\$4,444	Residential
128I D 008	3525 Taylor St	Hamilton TN	08//20	\$4,500	0.52	\$8,654	Residential
156P K 008	1914 E 32nd St	Hamilton TN	03//20	\$2,800	0.15	\$18,667	Residential
136L D 014	2009 Taylor St	Hamilton TN	10//20	\$7,000	0.23	\$30,435	Residential
145N H 004	Carr St	Hamilton TN	04//20	\$5,000	0.16	\$31,250	Residential

136L D 015	2007 Taylor St	Hamilt on TN	09//20	\$6,000	0.15	\$40,000	Resident ial
156B R 028.01	2011 S Orchard Knob Ave	Hamilt on TN	05//20	\$5,000	0.11	\$45,455	Resident ial
156J B 026	2105 E 26th St	Hamilt on TN	06//20	\$7,000	0.13	\$53,846	Resident ial
136N D 034	Hickory North St	Hamilt on TN	01//20	\$8,500	0.15	\$56,667	Resident ial
146D A 012	2310 Wilson St	Hamilt on TN	05//20	\$8,500	0.15	\$56,667	Resident ial
146F L 002	510 Dodson Ave	Hamilt on TN	01//21	\$8,000	0.13	\$61,538	Resident ial
146D D 025	919 Taylor St	Hamilt on TN	10//20	\$15,000	0.86	\$17,442	Resident ial
145N H 005, 006	Carr St	Hamilt on TN	01//20	\$19,000	0.32	\$59,375	Resident ial
128G C 023	Grace Ave	Hamilt on TN	10//20	\$137,000	3.27	\$41,922	Resident ial
136N H 027, 026	1909 Wilson St	Hamilt on TN	06//20	\$11,500	0.38	\$30,263	Resident ial
026 065.16	Sabakewell Ln	Hamilt on TN	04//18	\$30,000	5.00	\$6,000	Resident ial
128G B 016	Grace Ave	Hamilt on TN	04//18	\$2,000	0.29	\$6,897	Resident ial
048N B 007.21	198 Northern Trails Dr	Hamilt on TN	06//19	\$20,000	2.80	\$7,143	Resident ial
073 111.30, 073L A 061	0 Dayton Pike	Hamilt on TN	05//18	\$50,000	5.00	\$10,000	Resident ial
074I B 029	Thrasher Pike	Hamilt on TN	08//18	\$45,000	4.20	\$10,714	Resident ial
040L A 005.04	11671 Back Valley Rd	Hamilt on TN	03//16	\$15,000	1.14	\$13,216	Resident ial
057G A 010	10421 McAfee Rd	Hamilt on TN	05//17	\$53,000	3.50	\$15,143	Resident ial
040L A 005.03	11669 Back Valley Rd	Hamilt on TN	08//20	\$10,000	0.51	\$19,608	Resident ial
040L A 005.02	11667 Back Valley Rd	Hamilt on TN	08//20	\$10,000	0.50	\$20,000	Resident ial
040M A 003	11425 Back Valley Rd	Hamilt on TN	07//19	\$70,000	3.40	\$20,588	Resident ial
014L B 029.01	127 Griffith St	Hamilt on TN	10//19	\$7,500	0.32	\$23,438	Resident ial
009 021.08	274 Rockyside Ln	Hamilt on TN	04//19	\$30,000	1.17	\$25,641	Resident ial
009 021.06	15721 Coulterville Rd	Hamilt on TN	09//19	\$32,000	1.22	\$26,230	Resident ial

1000 C 013	Old Hixson Pike	Hamilt on TN	04//20	\$50,000	1.03	\$48,544	Resident ial
0B0-000-046	OLD BRIDGE 171	Boyle, KY	11//20	\$105,000	0.78	\$134,443	Resident ial
117-0-0-29.2	MEECE RD	Pulaski , KY	04//20	\$196,900	3.22	\$61,149	Resident ial
117-0-0-29.1	MEECE RD	Pulaski , KY	04//20	\$196,900	2.42	\$81,364	Resident ial
101-00-00-018.00	US 27	McCre ary, KY	03//20	\$15,000	16.88	\$889	Resident ial
103-00-00-017.01	N HWY 1651	McCre ary, KY	08//19	\$500	0.30	\$1,667	Resident ial
104-30-08-006.01	185 RAILROAD LN	McCre ary, KY	04//18	\$3,750	2.00	\$1,875	Resident ial
103-00-00-019.0	ANDY COX RD	McCre ary, KY	03//17	\$7,500	3.00	\$2,500	Resident ial
105-40-04-061.02	FAIRWAY DR	McCre ary, KY	01//18	\$2,000	0.72	\$2,778	Resident ial
103-00-00-031.00	16 WINDING RDG RD	McCre ary, KY	06//20	\$8,000	2.67	\$2,996	Resident ial
141-10-01-009.00	LORA WOODS RD	McCre ary, KY	07//18	\$27,000	5.35	\$5,047	Resident ial
105-40-04-065.01	GOLF COURSE RD	McCre ary, KY	08//17	\$2,000	0.36	\$5,556	Resident ial
17-016-01	RAILROAD ST	Lincoln , KY	06//20	\$8,500	0.65	\$13,077	Resident ial
43-069	FISHING CREEK RD	Lincoln , KY	12//20	\$8,000	3.75	\$2,133	Resident ial
59C-006; 59C-005	KY HWY 1247	Lincoln , KY	07//19	\$16,000	2.67	\$5,993	Resident ial
J04-003-026	W KNOB LICK RD 681	Boyle, KY	08//20	\$50,000	4.07	\$12,291	Resident ial
085-00-17-004.00	1248 KY HWY 3244	Lincoln , KY	11//20	\$5,671	8.83	\$642	Resident ial
18-025B	WATERWORKS RD	Lincoln , KY	12//20	\$5,000	5.50	\$909	Resident ial
009-03-18-004.00	197 DUNCAN AVE	Lincoln , KY	08//20	\$5,000	4.40	\$1,137	Resident ial
42-034	405 LUTHER GOOCH RD	Lincoln , KY	06//20	\$1,200	0.96	\$1,250	Resident ial
58-008C	KY HWY 328 W	Lincoln , KY	06//20	\$10,000	7.91	\$1,264	Resident ial
092-00-03-004.00	HARNESS RIDGE RD	Lincoln , KY	08//20	\$1,200	0.92	\$1,304	Resident ial
19-027K, 19-032A	394 HAPPY HOLLOW RD	Lincoln , KY	07//20	\$177,000	102.61	\$1,725	Resident ial

58A-006-07	BROOK WAY	Lincoln, KY	06//20	\$1,000	0.50	\$2,000	Residential
57-089B-01	LLOYD RUCKEL RD	Lincoln, KY	06//20	\$2,000	1.00	\$2,000	Residential
43-069	FISHING CREEK RD	Lincoln, KY	12//20	\$8,000	3.75	\$2,133	Residential
12-007A	MT SALEM RD	Lincoln, KY	12//20	\$2,500	1.00	\$2,500	Residential
58-031	KY HWY 328	Lincoln, KY	07//20	\$14,000	5.00	\$2,800	Residential
066-00-02-006.00	1952 TICK RIDGE RD	Lincoln, KY	07//20	\$3,000	1.00	\$3,000	Residential
096-00-13-011.01	EDWARDS RD	Lincoln, KY	03//20	\$3,500	1.01	\$3,469	Residential
084-00-01-011.01	KY HWY 643	Lincoln, KY	11//20	\$20,000	5.38	\$3,721	Residential
52-037-01-20	KY HWY 1247	Lincoln, KY	09//20	\$11,500	2.99	\$3,841	Residential
65-020-05	KY HWY 643	Lincoln, KY	05//20	\$25,000	6.44	\$3,884	Residential
58-031	KY HWY 328	Lincoln, KY	07//20	\$20,000	5.00	\$4,000	Residential
19-064	KY HWY 1778	Lincoln, KY	11//20	\$16,500	3.76	\$4,388	Residential
085-00-12-001.00	KY HWY 1781	Lincoln, KY	10//20	\$9,100	2.00	\$4,550	Residential
53-101	90 WOODLAWN LN	Lincoln, KY	10//20	\$4,600	1.00	\$4,600	Residential
036-02-04-026.00	421 TANNER CIR	Lincoln, KY	08//20	\$3,144	0.63	\$4,967	Residential
53-053	US HWY 27	Lincoln, KY	12//20	\$22,000	4.36	\$5,046	Residential
066-00-02-002.00	3004 TICK RIDGE RD	Lincoln, KY	06//20	\$15,000	2.93	\$5,114	Residential
061-00-15-005.03	HICKS LN	Lincoln, KY	08//20	\$16,000	2.86	\$5,594	Residential
061-00-15-005.02	HICKS LN	Lincoln, KY	08//20	\$16,000	2.74	\$5,839	Residential
071-00-01-001.00	1271 GILBERTS CREEK RD	Lincoln, KY	05//20	\$22,000	3.45	\$6,386	Residential
40-037N	SPICE RIDGE RD	Lincoln, KY	07//20	\$26,000	4.02	\$6,476	Residential
035-00-07-015.00	KY HWY 3248	Lincoln, KY	10//20	\$25,000	3.86	\$6,480	Residential

52-037D	KY HWY 1247	Lincoln, KY	08//20	\$20,000	3.06	\$6,538	Residential
03-003K, 003L	HARRIS CREEK RD	Lincoln, KY	09//20	\$19,000	2.87	\$6,632	Residential
009-02-07-024.01	ASH RD	Lincoln, KY	07//20	\$50,000	7.51	\$6,661	Residential
084-00-08-002.00	KY HWY 643	Lincoln, KY	03//20	\$20,000	3.00	\$6,667	Residential
59-001C	3293 KY HWY 328 W	Lincoln, KY	05//20	\$4,000	0.60	\$6,678	Residential
52B-007-02	TRINITY DR	Lincoln, KY	06//20	\$15,000	2.21	\$6,800	Residential
064-01-11-025.00	SUN VALLEY DR	Lincoln, KY	07//20	\$17,700	2.57	\$6,884	Residential
089-00-07-003.00	10928 KY HWY 643	Lincoln, KY	06//20	\$30,000	4.16	\$7,218	Residential
03-003E	HARRIS CREEK RD	Lincoln, KY	09//20	\$5,500	0.75	\$7,333	Residential
03-003-04A	HARRIS CREEK RD	Lincoln, KY	09//20	\$19,000	2.58	\$7,364	Residential
09E-016, 015	GRAY HAWK RD	Lincoln, KY	07//20	\$16,900	2.23	\$7,582	Residential
07B-004-13	CIRCLE DR	Lincoln, KY	08//20	\$6,500	0.81	\$8,015	Residential
064-00-08-009.00	1770 KY HWY	Lincoln, KY	03//20	\$42,500	5.23	\$8,119	Residential
52B-011-01	TRINITY DR	Lincoln, KY	09//20	\$26,000	3.14	\$8,272	Residential
49-012-03	KY HWY 590	Lincoln, KY	09//20	\$65,934	7.76	\$8,500	Residential
17-001L	KY HWY 78 W	Lincoln, KY	06//20	\$30,000	3.47	\$8,651	Residential
063-00-20-002.00	CANDLELIGHT DR	Lincoln, KY	08//20	\$10,000	1.09	\$9,174	Residential
085-00-13-002.00	83 FRANK HEOCK RD	Lincoln, KY	07//20	\$10,450	1.12	\$9,330	Residential
17-006C-01	ERNEST NEAL RD	Lincoln, KY	03//20	\$5,000	0.52	\$9,634	Residential
082-00-04-014.00	WHITLEY HOUSE RD	Lincoln, KY	08//20	\$16,000	1.54	\$10,420	Residential
081-01-03-004.00	2153 BOONE RD	Lincoln, KY	09//20	\$15,000	1.40	\$10,707	Residential
17-016-01	RAILROAD ST	Lincoln, KY	06//20	\$8,500	0.65	\$13,138	Residential

08B-003-02	RAVEN RUN	Lincoln, KY	10//20	\$17,000	1.28	\$13,323	Residential
MO2-07-010	223 FIREBROOK RD	Lincoln, KY	08//20	\$10,000	0.74	\$13,514	Residential
009-03-18-004.00	197 DUNCAN AVE	Lincoln, KY	07//20	\$60,700	4.40	\$13,799	Residential
009-03-18-004.01	KY HWY 2141	Lincoln, KY	07//20	\$65,300	4.53	\$14,415	Residential
066-00-02-005.00	1980 TICK RIDGE RD	Lincoln, KY	06//20	\$15,000	1.00	\$15,000	Residential
010-02-04-002.00, 001.00	410 DALLAS DR	Lincoln, KY	10//20	\$25,000	1.62	\$15,413	Residential
010-02-04-001.00, 002.00	424 DALLAS DR	Lincoln, KY	10//20	\$25,000	1.58	\$15,843	Residential
072-00-12-002.00	PREACHERSVILLE RD	Lincoln, KY	10//20	\$6,000	0.37	\$16,216	Residential
65B-010, 011	COUNTRYSIDE ESTATES DR	Lincoln, KY	10//20	\$20,000	1.00	\$20,080	Residential
009-02-11-002.00	110 ASH RD	Lincoln, KY	05//20	\$20,000	0.75	\$26,667	Residential
081-00-06-010.00	4177 BOONE RD	Lincoln, KY	11//20	\$42,500	1.26	\$33,784	Residential
07B-006-05	SHELBY LN	Lincoln, KY	05//20	\$22,000	0.65	\$34,003	Residential
051-01-25-006.00	424 TURKEY FOOT LN	Lincoln, KY	07//20	\$25,000	0.45	\$55,066	Residential
051-12-23-005.00	SPRINGVIEW DR	Lincoln, KY	10//20	\$30,000	0.42	\$71,429	Residential
051-01-25-002.00	458 TURKEY FOOT LN	Lincoln, KY	08//20	\$26,000	0.32	\$80,997	Residential
051-01-26-002.00	414 TURKEY FOOT LN	Lincoln, KY	04//20	\$25,000	0.26	\$98,039	Residential
051-01-23-002.00	397 TURKEY FOOT LN	Lincoln, KY	12//20	\$26,000	0.25	\$102,362	Residential
021-000-084	QUIRKS RUN RD	Boyle, KY	09//20	\$3,877	8.99	\$431	Residential
J04-003-025	KENTUCKY AVE	Boyle, KY	10//20	\$1,250	1.08	\$1,157	Residential
049-000-100	TAYLOR RD	Boyle, KY	08//20	\$1,000	0.48	\$2,083	Residential
D14-022-006	HUSTONVILLE 714	Boyle, KY	02//21	\$500	0.22	\$2,273	Residential
031-000-142	CREAM RIDGE 2415	Boyle, KY	07//20	\$27,500	5.52	\$4,984	Residential

025-000-098	JOHNSON BRANCH RD	Boyle, KY	07//20	\$31,000	6.12	\$5,063	Residential
053-000-064	LANCASTER RD	Boyle, KY	06//20	\$32,500	4.86	\$6,687	Residential
021-000-090	DRY FORK RD	Boyle, KY	09//20	\$22,000	3.24	\$6,784	Residential
021-000-091	DRY FORK RD 1160	Boyle, KY	10//20	\$50,400	7.07	\$7,126	Residential
021-000-093	NIELD RD	Boyle, KY	10//20	\$42,926	5.96	\$7,200	Residential
049-000-087	TAYLOR RD	Boyle, KY	11//20	\$5,000	0.66	\$7,576	Residential
J04-003-025	KENTUCKY AVE	Boyle, KY	11//20	\$8,550	1.08	\$7,917	Residential
021-000-092	DRY FORK RD 1090	Boyle, KY	10//20	\$21,560	2.70	\$8,000	Residential
J04-003-004	WHITE OAK RD	Boyle, KY	09//20	\$48,000	5.85	\$8,205	Residential
BFS-000-005	ALUM SPRINGS RD 6295	Boyle, KY	10//20	\$18,500	2.20	\$8,394	Residential
031-000-141	PERSIMMON KNOB 3310	Boyle, KY	06//20	\$24,900	2.75	\$9,045	Residential
049-000-127	WATERWORKS RD	Boyle, KY	05//20	\$58,000	6.00	\$9,667	Residential
043-000-079	BONTA LN 1115	Boyle, KY	06//20	\$50,000	5.09	\$9,823	Residential
J02-003-005	RUSSELL ST	Boyle, KY	09//20	\$15,000	1.50	\$10,000	Residential
031-000-146	NEVIUS RD	Boyle, KY	01//21	\$35,000	3.05	\$11,479	Residential
J04-003-026	W KNOB LICK RD 681	Boyle, KY	08//20	\$50,000	4.07	\$12,291	Residential
D18-001-041	BAUGHMAN	Boyle, KY	11//20	\$59,500	4.21	\$14,133	Residential
051-000-005	CHRISMAN LN	Boyle, KY	10//20	\$71,185	4.98	\$14,300	Residential
053-000-075	CLIFTON RD	Boyle, KY	11//20	\$60,000	3.93	\$15,267	Residential
005-000-081	HENRY POWELL RD 465	Boyle, KY	12//20	\$35,000	2.22	\$15,773	Residential
047-000-166	GOSE PK	Boyle, KY	12//20	\$40,000	2.53	\$15,823	Residential
BFS-000-018	ALUM SPRINGS RD 6001	Boyle, KY	01//21	\$32,999	1.69	\$19,526	Residential

J06-002-003	SIMPSON LN	Boyle, KY	06//20	\$15,000	0.64	\$23,438	Residential
08A-000-009	SHERIDAN AVE	Boyle, KY	12//20	\$8,000	0.34	\$23,529	Residential
021-000-009	QUIRKS RUN RD 2540	Boyle, KY	06//20	\$32,500	1.36	\$23,827	Residential
021-000-089	QUIRKS RUN RD 2520	Boyle, KY	04//20	\$35,000	1.41	\$24,893	Residential
SA2-000-019	STONEHILL 1011	Boyle, KY	08//20	\$75,000	2.62	\$28,659	Residential
PV1-000-166	BEN JEAN 166	Boyle, KY	09//20	\$14,500	0.47	\$30,851	Residential
49C-000-005	WELLS LANDING	Boyle, KY	02//21	\$7,500	0.23	\$32,609	Residential
HFO-000-022	PATRUM SISTERS WAY 212	Boyle, KY	05//20	\$35,000	1.01	\$34,653	Residential
WA0-003-009	JACOB DR 3024	Boyle, KY	07//20	\$16,000	0.45	\$35,477	Residential
SMC-001-008	ST MICHAELS CROSSING 111	Boyle, KY	06//20	\$36,000	1.01	\$35,644	Residential
WA0-003-012	JACOB DR 3018	Boyle, KY	06//20	\$20,000	0.55	\$36,630	Residential
WA0-003-010,011	JACOB DR 3022	Boyle, KY	07//20	\$40,000	1.06	\$37,629	Residential
J05-002-052	W SHELBY ST	Boyle, KY	07//20	\$5,000	0.12	\$41,667	Residential
D02-018-037	N FIFTH 330	Boyle, KY	06//20	\$10,000	0.23	\$43,478	Residential
J04-HC0-018, 015,048,023,016,036	ALLYSON CIRCLE 143	Boyle, KY	10//20	\$117,000	2.63	\$44,470	Residential
PV1-000-144	ALBANY CIRCLE 144	Boyle, KY	07//20	\$22,500	0.50	\$45,000	Residential
J04-HC0-033,015,016,017,018,019,020,021,023,026,027,028,029,030,032,033,034,036,045,046,047,048,050,051,052	ALLYSON CIRCLE 113	Boyle, KY	09//20	\$468,000	9.01	\$51,937	Residential
PV1-000-166	BEN JEAN 166	Boyle, KY	05//20	\$25,000	0.47	\$53,191	Residential
PE0-004-023	E FIRST ST 309	Boyle, KY	04//20	\$60,000	1.10	\$54,595	Residential



D02-015-007	HIGH 319	Boyle, KY	01//21	\$8,000	0.14	\$57,143	Residential
D18-003-021	CHERYL 101	Boyle, KY	10//20	\$20,000	0.35	\$57,143	Residential
J04-HC0-030, 019,020,021,047,045	ALLYSON CIRCLE 119	Boyle, KY	10//20	\$117,000	2.01	\$58,296	Residential
D19-CH2-063	RIDGE VIEW 143	Boyle, KY	11//20	\$27,000	0.38	\$70,866	Residential
J03-SGL-001, J03-SG2-001	CHANDLER DR 100	Boyle, KY	07//20	\$45,000	0.60	\$75,000	Residential
J03-SG2-015	CLEMENTS DR 102	Boyle, KY	08//20	\$26,500	0.27	\$97,426	Residential
D08-009-044	N FIRST 120-122	Boyle, KY	11//20	\$30,000	0.29	\$103,448	Residential
J03-SG2-031	BREATHITT DR 127	Boyle, KY	07//20	\$26,500	0.24	\$110,417	Residential
J03-SG2-032	BREATHITT DR 125	Boyle, KY	01//21	\$26,500	0.24	\$110,417	Residential
HFO-000-029	PATRUM SISTERS WAY 203	Boyle, KY	07//20	\$33,000	0.26	\$126,923	Residential
HFO-000-026	PATRUM SISTERS WAY 209	Boyle, KY	08//20	\$33,000	0.24	\$137,500	Residential
HFO-000-025	PATRUM SISTERS WAY 211	Boyle, KY	07//20	\$35,000	0.24	\$145,833	Residential
HFO-000-030	PATRUM SISTERS WAY 201	Boyle, KY	07//20	\$33,000	0.20	\$165,000	Residential
HFO-000-029, 028	PATRUM SISTERS WAY 203	Boyle, KY	06//20	\$99,000	0.50	\$198,000	Residential
023-0-0-18.5	FRYE RD	Pulaski, KY	10//20	\$4,696	2.21	\$2,125	Residential
048-9-2-01.1	WILSON DR	Pulaski, KY	04//20	\$10,000	4.48	\$2,232	Residential
108-4-4-07	LAME DUCK DR	Pulaski, KY	08//20	\$5,000	1.00	\$5,000	Residential
116-0-0-26	740 HARMON RD	Pulaski, KY	02//20	\$52,500	8.00	\$6,563	Residential
032-3-0-17	2008 KEENEY RD	Pulaski, KY	11//20	\$10,000	1.50	\$6,667	Residential
007-0-0-76.2	COOK CREEK RD	Pulaski, KY	11//20	\$50,000	7.36	\$6,793	Residential
087-6-0-02.1	MARK WELBORN RD	Pulaski, KY	01//20	\$64,000	8.15	\$7,853	Residential

040-5-0-33.2	409 SARDIS RD	Pulaski, KY	07//20	\$10,210	1.27	\$8,039	Residential
042-0-0-19.8	GOLDENBERG LN	Pulaski, KY	04//20	\$42,000	5.01	\$8,383	Residential
087-3-0-08	TAB HILL DR	Pulaski, KY	07//20	\$10,000	1.00	\$10,000	Residential
060-1-1-23.1	E RACETRACK RD	Pulaski, KY	12//20	\$75,000	6.76	\$11,095	Residential
063-3-0-43	LAKEVIEW DR	Pulaski, KY	04//20	\$49,000	4.00	\$12,250	Residential
081-6-0-08	151 ROBERTS BEND RD	Pulaski, KY	09//20	\$90,000	6.81	\$13,216	Residential
061-7-7-01	BOURNE AVE	Pulaski, KY	01//20	\$71,020	4.76	\$14,920	Residential
051-7-1-21	EARL NEELEY RD	Pulaski, KY	10//20	\$85,000	5.67	\$14,991	Residential
061-3-0-07	OAK HILL RD	Pulaski, KY	10//20	\$300,000	18.67	\$16,069	Residential
061-3-0-34.1	POND MEADOW RD	Pulaski, KY	09//20	\$40,000	1.19	\$33,613	Residential
052-2-0-40	COLSON DR	Pulaski, KY	07//20	\$40,000	1.00	\$40,000	Residential
060-4-4-35	OVERVIEW CT	Pulaski, KY	09//20	\$40,000	1.00	\$40,000	Residential
117-0-0-29.3	MEECE RD	Pulaski, KY	04//20	\$196,900	3.96	\$49,722	Residential
051-6-2-67	SHIMMERING MOON DR	Pulaski, KY	12//20	\$55,000	1.00	\$55,000	Residential
074-6-0-69	WOODHAVEN DR	Pulaski, KY	06//20	\$79,000	1.00	\$79,000	Residential
009-00-00-005.00	PARKER MTN RD BEL FRM	McCreary, KY	10//20	\$8,000	16.00	\$500	Residential
167-00-00-002.03	VANOVER RDG RD	McCreary, KY	04//20	\$1,200	2.30	\$522	Residential
105-00-00-007.00	POPLAR SPRINGS RD	McCreary, KY	05//20	\$12,000	23.00	\$522	Residential
125-00-00-084.04	MT PLEASANT RD	McCreary, KY	07//20	\$4,800	6.61	\$726	Residential
090-10-02-002.00	W HWY 92	McCreary, KY	07//20	\$2,000	2.63	\$760	Residential
180-00-00-007.00	MILL CRK RD SAWYER	McCreary, KY	04//20	\$10,000	12.50	\$800	Residential
181-00-00-021.01	N DEVILS CREEK RD	McCreary, KY	01//20	\$3,512	4.39	\$800	Residential

075-30-00-002.00	OFF KY 92 HILL TOP	McCreary, KY	05//20	\$10,000	12.49	\$801	Residential
122-30-05-016.01	E APPLETREE RD	McCreary, KY	01//21	\$3,500	4.34	\$806	Residential
143-00-00-011.00	TRAMMELL RD STRUNK	McCreary, KY	05//20	\$2,900	3.36	\$863	Residential
101-00-00-018.00	US 27 WIBORG	McCreary, KY	03//20	\$15,000	16.88	\$889	Residential
133-30-01-024.00	CUMB FALLS ESTS	McCreary, KY	06//20	\$1,320	1.43	\$923	Residential
192-00-00-037.00	OSBORNE CREEK RD	McCreary, KY	09//20	\$7,500	8.10	\$926	Residential
132-00-00-013.00	LEWIS PRICE RD PL	McCreary, KY	05//20	\$2,800	3.00	\$933	Residential
059-00-00-009.06	KEITH CEMETERY RD STEARNS	McCreary, KY	12//20	\$5,000	5.30	\$943	Residential
132-40-00-009.00	VANOVER RIDGE RD	McCreary, KY	12//20	\$2,000	2.01	\$995	Residential
187-00-00-001.01	KY 679 NEW LIBERTY	McCreary, KY	10//20	\$5,000	5.00	\$1,000	Residential
187-00-00-001.01	KY 679 NEW LIBERTY	McCreary, KY	03//20	\$5,000	5.00	\$1,000	Residential
157-00-00-007.12	HWY 2792	McCreary, KY	11//20	\$1,500	1.49	\$1,007	Residential
105-00-00-009.00	INMAN NEAL NEXT TO 384	McCreary, KY	09//20	\$40,000	38.90	\$1,028	Residential
124-00-00-006.00	TOM MEADOWS RD	McCreary, KY	06//20	\$30,000	28.20	\$1,064	Residential
093-40-00-005.00	ROGER WATERS RD	McCreary, KY	05//20	\$10,000	8.91	\$1,122	Residential
182-00-00-010.00	ROCK BR RD SAWYER	McCreary, KY	02//20	\$314,446	279.00	\$1,127	Residential
031-00-00-002.00	JONES HOLLOW RD	McCreary, KY	05//20	\$5,000	4.08	\$1,225	Residential
157-00-00-007.08	HWY 2792	McCreary, KY	11//20	\$5,000	4.01	\$1,247	Residential
123-00-00-026.00	MUD CUT RD	McCreary, KY	06//20	\$25,000	20.00	\$1,250	Residential
104-10-00-010.04	LICK CREEK RD	McCreary, KY	03//20	\$3,000	2.01	\$1,493	Residential
099-00-00-014.00	KY 927 DAY RIDGE	McCreary, KY	11//20	\$3,000	2.00	\$1,500	Residential
093-40-00-038.00	TAPLEY HOLLOW RD	McCreary, KY	11//20	\$5,000	3.18	\$1,572	Residential

099-00-00-013.00	DAY RIDGE RD	McCreary, KY	08//20	\$6,000	3.80	\$1,579	Residential
125-00-00-081.02	MT PLEASANT RD	McCreary, KY	03//20	\$3,000	1.86	\$1,613	Residential
140-00-00-015.15	JOHNS RD	McCreary, KY	01//20	\$2,000	1.24	\$1,613	Residential
190-00-00-016.06	MANNING RD	McCreary, KY	05//20	\$10,000	6.00	\$1,667	Residential
104-30-02-002.00	WEST RDG RD MARSHES	McCreary, KY	08//20	\$4,000	2.15	\$1,860	Residential
168-00-00-010.03	SANDHILL RD	McCreary, KY	06//20	\$48,000	25.76	\$1,863	Residential
140-30-02-017.00	BALTIMORE LN PK	McCreary, KY	03//20	\$12,600	6.32	\$1,994	Residential
190-00-00-043.00	KY 1044 PK	McCreary, KY	08//20	\$22,000	10.40	\$2,115	Residential
140-00-00-015.15	JOHNS RD	McCreary, KY	10//20	\$2,700	1.24	\$2,177	Residential
148-00-00-005.09	246 SLAB VANOVER RD PL	McCreary, KY	07//20	\$15,000	6.82	\$2,199	Residential
123-00-00-016.02	BEAMON GARLAND RD	McCreary, KY	08//20	\$4,000	1.80	\$2,222	Residential
091-00-00-027.00	OFF KY 791 WORLEY HILL TP	McCreary, KY	02//20	\$12,000	5.10	\$2,353	Residential
141-00-00-024.01	209 CHARLIE MILLER RD	McCreary, KY	08//20	\$2,000	0.81	\$2,469	Residential
043-00-00-010.00	KY 92 JONES HOLLOW	McCreary, KY	06//20	\$3,000	1.20	\$2,500	Residential
103-00-00-031.00	16 WINDING RDG RD WC	McCreary, KY	06//20	\$8,000	2.67	\$2,996	Residential
174-00-00-044.01	HWY 2792	McCreary, KY	11//20	\$22,650	7.55	\$3,000	Residential
138-20-00-003.00	ON FLYNN RD REV	McCreary, KY	03//20	\$1,200	0.39	\$3,077	Residential
138-20-00-039.00	285 LAUREL ESTS RD	McCreary, KY	09//20	\$2,200	0.71	\$3,099	Residential
174-20-02-027.05	E HWY 92	McCreary, KY	08//20	\$20,000	6.41	\$3,120	Residential
165-00-00-025.02	ROBERT PATRICK RD	McCreary, KY	12//20	\$14,000	4.41	\$3,172	Residential
122-20-05-001.00	520 SHIRT FACTORY RD	McCreary, KY	08//20	\$2,000	0.63	\$3,175	Residential
093-40-00-040.02	TAPLEY HOLLAR RD	McCreary, KY	08//20	\$10,900	3.31	\$3,293	Residential

165-00-00-025.03	ROBERT PATRICK RD	McCreary, KY	12//20	\$4,000	1.17	\$3,419	Residential
093-40-00-040.01	OTTER CREEK RD	McCreary, KY	07//20	\$13,000	3.75	\$3,467	Residential
157-20-00-024.03	CAL HILL	McCreary, KY	07//20	\$1,000	0.27	\$3,704	Residential
105-40-04-021.00	HWY 1651 STEARNS	McCreary, KY	12//20	\$8,500	2.20	\$3,864	Residential
093-40-00-021.01	BLAIR BRANCH RD	McCreary, KY	09//20	\$16,000	4.03	\$3,970	Residential
093-40-00-041.00	BEAR CREEK RD	McCreary, KY	08//20	\$22,000	5.42	\$4,059	Residential
136-20-01-003.00	SANDHILL RD	McCreary, KY	01//20	\$9,000	2.20	\$4,091	Residential
106-00-00-016.06	SPORTSMAN CLUB RD	McCreary, KY	03//20	\$40,000	9.55	\$4,188	Residential
173-00-00-027.01	BETHEL RD	McCreary, KY	11//20	\$18,000	4.07	\$4,423	Residential
107-00-00-074.00	MINE 18 RD	McCreary, KY	04//20	\$125,000	27.50	\$4,545	Residential
121-10-05-005.00	WILLIAMSBURG ST WC	McCreary, KY	12//20	\$15,000	3.06	\$4,902	Residential
069-00-00-010.01	DAY RIDGE RD WC	McCreary, KY	09//20	\$2,200	0.40	\$5,500	Residential
143-00-00-066.00	GRANDVIEW ESTS	McCreary, KY	10//20	\$5,000	0.88	\$5,682	Residential
090-40-05-025.00	ON KY 92 SMITHTOWN	McCreary, KY	10//20	\$2,000	0.31	\$6,452	Residential
132-40-00-061.00	CUMB FALLS ESTS	McCreary, KY	11//20	\$10,000	1.32	\$7,576	Residential
157-30-01-002.01	HWY 2792	McCreary, KY	07//20	\$11,000	1.38	\$7,994	Residential
141-20-12-011.00	CAL HILL SPUR	McCreary, KY	06//20	\$20,000	2.50	\$8,000	Residential
173-00-00-027.02	2426 BETHEL RD	McCreary, KY	07//20	\$8,500	1.00	\$8,500	Residential
193-00-00-013.00	KY 1470 STRUNK	McCreary, KY	08//20	\$10,000	1.00	\$10,000	Residential
140-00-00-043.11	KENTUCKY LN	McCreary, KY	09//20	\$50,000	4.31	\$11,601	Residential
125-00-00-034.67	POND VIEW DR	McCreary, KY	09//20	\$12,500	1.00	\$12,500	Residential
140-00-00-043.10	KENTUCKY LN	McCreary, KY	07//20	\$7,500	0.53	\$14,151	Residential

137-00-00-078.00	13 ROSE OF SHARON DR	McCreary, KY	01//20	\$6,175	0.42	\$14,702	Residential
102 092.02 000	Black Creek Rd	Scott, TN	05//20	\$1,500	2.30	\$652	Residential
094 005.06 000	Phillips Crk	Scott, TN	04//20	\$2,000	2.33	\$858	Residential
050 021.18 000	Station Camp Rd	Scott, TN	03//20	\$225,000	212.00	\$1,061	Residential
115 001.11 000	Hurricane Rd	Scott, TN	01//21	\$12,000	8.80	\$1,364	Residential
088 004.84 000	Massey Ln	Scott, TN	04//20	\$1,500	1.00	\$1,500	Residential
106 102.00 000	Crooked Branch Rd	Scott, TN	10//20	\$10,000	6.51	\$1,536	Residential
053 046.32 000	Jane Phillips Rd	Scott, TN	08//20	\$2,500	1.46	\$1,712	Residential
101 001.06 000	Sheep Ranch Rd	Scott, TN	11//20	\$20,000	10.95	\$1,826	Residential
093 016.04 000	Firetower Rd	Scott, TN	07//20	\$11,000	5.55	\$1,982	Residential
081 013.00 000	E Of Rock House Rd	Scott, TN	01//21	\$2,500	1.26	\$1,990	Residential
041 001.90 000	Litton Rd	Scott, TN	02//20	\$13,000	6.43	\$2,022	Residential
107 095.60 000	Straight Fork Rd	Scott, TN	10//20	\$25,500	11.91	\$2,141	Residential
103 007.00 000	Highway 27	Scott, TN	01//21	\$3,500	1.60	\$2,188	Residential
127 075.00 000	Red Hill Rd	Scott, TN	05//20	\$9,000	4.00	\$2,250	Residential
102 004.04 000	Black Creek Rd	Scott, TN	07//20	\$25,000	10.86	\$2,302	Residential
007 002.12 000	Clifty Creek Rd	Scott, TN	03//20	\$33,460	13.87	\$2,412	Residential
086 010.10 000	Evelyn Rd	Scott, TN	01//20	\$30,000	12.34	\$2,431	Residential
078 022.13 000	512 Western Heights Ln	Scott, TN	07//20	\$2,500	1.00	\$2,500	Residential
107 095.15 000	Crooked Creek Rd	Scott, TN	08//20	\$13,000	5.08	\$2,559	Residential
102 092.01 000	1978 Black Creek Rd	Scott, TN	12//20	\$18,000	6.98	\$2,579	Residential
115 090.00 000	Mill Branch Rd	Scott, TN	01//20	\$30,000	11.52	\$2,604	Residential
107 095.21 000	No Address Available	Scott, TN	11//20	\$13,600	5.15	\$2,641	Residential
107 095.19 000	Straight Fork Rd	Scott, TN	08//20	\$13,600	5.14	\$2,646	Residential

051 162.01 000	Marcum Rd	Scott, TN	08//20	\$21,500	8.00	\$2,688	Residential
078 010.07 000	No Address Available	Scott, TN	01//20	\$15,675	5.70	\$2,750	Residential
060 070.00 000	Pistol Ln	Scott, TN	10//20	\$10,000	3.50	\$2,857	Residential
030 022.01 000	Fed Phillips Rd	Scott, TN	05//20	\$15,000	5.16	\$2,907	Residential
085 025.09 000	2642 Helenwood Loop Rd	Scott, TN	04//20	\$13,000	4.46	\$2,915	Residential
107 095.16 000	Crooked Branch Rd	Scott, TN	01//21	\$33,650	11.47	\$2,934	Residential
111 242.01 000	W Robbins Rd	Scott, TN	09//20	\$5,490	1.83	\$3,000	Residential
079 048.00 000	Annadell Rd	Scott, TN	06//20	\$2,000	0.66	\$3,030	Residential
128 033.08 000	Coal Hill Rd	Scott, TN	02//21	\$36,000	11.82	\$3,046	Residential
086 010.15 000	Evelyn Rd	Scott, TN	12//20	\$22,500	7.36	\$3,057	Residential
041 014.07 000	Forrest Ln	Scott, TN	10//20	\$22,500	7.32	\$3,074	Residential
085 055.00 000	Howard Jeffers Ln	Scott, TN	08//20	\$40,700	13.00	\$3,131	Residential
030 040.25 000	Bear Mt	Scott, TN	03//20	\$16,000	5.09	\$3,143	Residential
129 011.08 000	Wolf Creek Rd	Scott, TN	12//20	\$35,000	11.12	\$3,147	Residential
107 061.15 000	Straight Fork Church Rd	Scott, TN	03//20	\$34,800	10.49	\$3,317	Residential
103 043.50 000	J D Chambers Rd	Scott, TN	10//20	\$20,000	6.00	\$3,333	Residential
069 150.00 000	Old County Garage Rd	Scott, TN	10//20	\$45,000	13.49	\$3,336	Residential
114 003.03 000	Hurricane Rd	Scott, TN	02//20	\$25,000	7.43	\$3,365	Residential
094 110.00 000	669 Low Gap Rd	Scott, TN	05//20	\$33,000	9.78	\$3,374	Residential
102C A 004.00 000	Black Creek Rd S/O	Scott, TN	10//20	\$7,000	2.00	\$3,500	Residential
030 040.39 000	Fed Phillips Rd	Scott, TN	03//20	\$7,000	2.00	\$3,500	Residential
062 059.00 000	Cordle Creek Rd E/ S	Scott, TN	07//20	\$3,000	0.81	\$3,704	Residential
032 004.16 000	Thompson Ln	Scott, TN	03//20	\$3,000	0.79	\$3,797	Residential
018 004.00 000	Grave Hill Rd	Scott, TN	09//20	\$25,000	6.58	\$3,799	Residential
027 001.13 000	Wilderness Trl	Scott, TN	01//21	\$20,000	5.21	\$3,839	Residential

030 040.27 000	Bear Mt	Scott, TN	12//20	\$20,000	5.02	\$3,984	Residential
112 018.11 000	Cecil Rd	Scott, TN	06//20	\$40,000	10.00	\$4,000	Residential
086 010.11 000	Evelyn Rd	Scott, TN	01//20	\$37,620	9.25	\$4,067	Residential
095 003.00 000	Newport Trl	Scott, TN	04//20	\$35,000	8.30	\$4,217	Residential
050 069.00 000	Leatherwood Rd	Scott, TN	09//20	\$23,000	5.42	\$4,244	Residential
078 010.01 000	Evelyn Rd	Scott, TN	01//20	\$25,410	5.64	\$4,505	Residential
061 001.36 000	Laurel Branch Private Dr	Scott, TN	01//20	\$25,000	5.39	\$4,638	Residential
096 117.00 000	Hidden Valley Rd	Scott, TN	09//20	\$10,000	2.06	\$4,854	Residential
125 031.06 000	Laco Rd	Scott, TN	10//20	\$40,000	8.10	\$4,938	Residential
032 004.08 000	Thompson Trl	Scott, TN	02//21	\$25,000	5.05	\$4,950	Residential
094 035.01 000	W O Highway 27	Scott, TN	10//20	\$12,500	2.50	\$5,000	Residential
027 001.05 000	Wilderness Trl	Scott, TN	12//20	\$25,000	4.98	\$5,020	Residential
078 018.00 000	Huntsville Hill Rd	Scott, TN	04//20	\$2,000	0.39	\$5,128	Residential
031 097.02 000	Piney Grove Rd	Scott, TN	01//21	\$5,000	0.92	\$5,435	Residential
102 147.03 000	Chambers Rd	Scott, TN	08//20	\$20,000	3.64	\$5,495	Residential
031 097.06 000	Piney Grove Rd	Scott, TN	01//21	\$25,000	4.48	\$5,580	Residential
069 148.12 000	438 Firefly Ln	Scott, TN	10//20	\$28,500	5.00	\$5,700	Residential
069 147.00 000	Old County Garage Rd	Scott, TN	06//20	\$47,000	8.00	\$5,875	Residential
050 024.08 000	Station Camp Rd	Scott, TN	09//20	\$15,000	2.41	\$6,224	Residential
096 117.04 000	Hidden Valley Rd	Scott, TN	09//20	\$10,000	1.54	\$6,494	Residential
060 074.53 000	Cason Ln	Scott, TN	05//20	\$32,000	4.70	\$6,809	Residential
041 013.03 000	911 Grape Rough Rd	Scott, TN	06//20	\$50,000	7.30	\$6,849	Residential
085 027.12 000	Windsong Dr	Scott, TN	09//20	\$19,000	2.71	\$7,011	Residential
069 154.05 000	Old Cotton Rd	Scott, TN	06//20	\$14,000	1.83	\$7,651	Residential
097 059.00 000	Baker Hwy	Scott, TN	11//20	\$30,000	3.92	\$7,653	Residential



085 001.12 000	Helenwood Loop Rd	Scott, TN	10//20	\$23,000	3.00	\$7,667	Residential
059 015.20 000	Leatherwood Rd	Scott, TN	03//20	\$35,000	4.45	\$7,865	Residential
085 150.00 000	Silcox Ford Rd	Scott, TN	02//20	\$45,000	5.70	\$7,895	Residential
059 041.00 000	Leatherwood Rd	Scott, TN	05//20	\$40,000	5.06	\$7,905	Residential
059 031.00 000	Elk Creek Trl	Scott, TN	05//20	\$47,500	6.00	\$7,917	Residential
028 030.00 000	Buck Ridge Rd	Scott, TN	02//21	\$104,000	13.00	\$8,000	Residential
059 045.00 000	Elk Creek Trl	Scott, TN	05//20	\$47,500	5.76	\$8,247	Residential
079 030.04 000	380 Old Buffalo Rd	Scott, TN	06//20	\$5,000	0.60	\$8,333	Residential
061 153.14 000	Garrett Private Ln	Scott, TN	12//20	\$24,000	2.88	\$8,333	Residential
062 006.00 000	Terry Rd	Scott, TN	07//20	\$25,000	3.00	\$8,333	Residential
086 010.12 000	Evelyn Rd	Scott, TN	01//20	\$72,600	8.35	\$8,695	Residential
059 036.00 000	Elk Creek Trl	Scott, TN	05//20	\$47,500	5.46	\$8,700	Residential
086 010.08 000	Evelyn Rd	Scott, TN	01//20	\$110,000	12.58	\$8,744	Residential
040 050.01 000	Litton Rd W/O	Scott, TN	02//21	\$102,000	11.50	\$8,870	Residential
086 010.06 000	Evelyn Rd	Scott, TN	01//20	\$110,000	11.72	\$9,386	Residential
051 030.04 000	Blevins Loop	Scott, TN	12//20	\$13,000	1.35	\$9,630	Residential
086 010.09 000	Evelyn Dr	Scott, TN	01//20	\$110,000	11.33	\$9,709	Residential
069 001.20 000	Airport Rd	Scott, TN	09//20	\$26,000	2.66	\$9,774	Residential
051 071.02 000	Paul Ed Dr	Scott, TN	02//20	\$33,000	3.25	\$10,154	Residential
145 016.10 000	Brimstone Rd	Scott, TN	09//20	\$18,700	1.82	\$10,275	Residential
061 055.00 000	Verdun Rd	Scott, TN	06//20	\$131,985	12.55	\$10,517	Residential
086 010.07 000	Evelyn Rd	Scott, TN	01//20	\$110,000	10.19	\$10,795	Residential
050 043.18 000	Leatherwood Rd	Scott, TN	02//21	\$41,000	3.75	\$10,933	Residential
103 069.10 000	371 Wildcat Way	Scott, TN	06//20	\$11,000	1.00	\$11,000	Residential
060 074.43 000	Logan Ln	Scott, TN	06//20	\$13,190	1.15	\$11,470	Residential

086 010.14 000	Evelyn Rd	Scott, TN	01//20	\$72,600	6.13	\$11,843	Residential
052G D 006.00 000	Vine St S/ S	Scott, TN	10//20	\$10,000	0.83	\$12,100	Residential
061L A 012.00 000	N Lake Dr	Scott, TN	04//20	\$10,000	0.81	\$12,270	Residential
050 043.19 000	Leatherwood Rd	Scott, TN	06//20	\$36,000	2.80	\$12,857	Residential
041 013.02 000	Grape Rough Rd	Scott, TN	12//20	\$20,000	1.54	\$12,987	Residential
079 035.05 000	Paint Rock Rd	Scott, TN	05//20	\$20,000	1.50	\$13,333	Residential
052B B 013.00 000	530 Summit Dr	Scott, TN	12//20	\$6,440	0.48	\$13,417	Residential
107 056.06 000, 107 056.07 000, 107 056.05	Anderson Hollow Rd	Scott, TN	03//20	\$25,000	1.86	\$13,441	Residential
020 135.00 000	Alderville Rd	Scott, TN	10//20	\$10,000	0.73	\$13,699	Residential
112 004.17 000	Sawmill Rd	Scott, TN	05//20	\$40,000	2.76	\$14,493	Residential
051K A 015.00 000, 051K A 016.00 000, 051K A 017.00 000	W Boulevard	Scott, TN	08//20	\$18,500	1.26	\$14,683	Residential
145 016.09 000	Brimstone Rd	Scott, TN	05//20	\$10,000	0.68	\$14,706	Residential
111 126.00 000	Highway 27	Scott, TN	11//20	\$5,700	0.38	\$15,000	Residential
042 022.03 000	Piney Grv	Scott, TN	12//20	\$2,000	0.13	\$15,385	Residential
051K C 019.00 000	Hc Smith	Scott, TN	09//20	\$17,500	1.12	\$15,625	Residential
086 010.13 000	Evelyn Rd	Scott, TN	01//20	\$110,000	6.97	\$15,782	Residential
051 200.00 000	Kendra Dr	Scott, TN	10//20	\$16,000	1.00	\$16,000	Residential
069 154.02 000	Old Cotton Rd	Scott, TN	06//20	\$14,000	0.82	\$17,143	Residential
050 072.03 000	John J Smith Rd	Scott, TN	11//20	\$55,000	3.13	\$17,572	Residential
077 127.00 000	Scott Hwy	Scott, TN	05//20	\$65,000	3.43	\$18,950	Residential
060 074.56 000	Toomey Falls Rd	Scott, TN	07//20	\$20,000	1.05	\$19,048	Residential
040 063.01 000	Ovia Litton Rd	Scott, TN	02//21	\$102,000	5.00	\$20,400	Residential
052G E 004.01 000	Parkview Dr	Scott, TN	06//20	\$5,000	0.24	\$20,833	Residential

127 042.00 000	Highway 27	Scott, TN	05//20	\$9,000	0.40	\$22,500	Residential
051 071.03 000	Eli Ln	Scott, TN	02//20	\$33,000	1.43	\$23,077	Residential
061 060.20 000, 061 060.10	Verdun Rd	Scott, TN	01//20	\$38,000	1.64	\$23,171	Residential
009 025.06 000	Pleasant Grove Rd	Scott, TN	08//20	\$35,000	1.50	\$23,333	Residential
009 025.05 000	Roe Ln	Scott, TN	08//20	\$35,000	1.50	\$23,333	Residential
100 003.02 000	Scott Morgan Line	Scott, TN	06//20	\$15,000	0.64	\$23,438	Residential
127 041.00 000	Highway 27	Scott, TN	05//20	\$9,000	0.36	\$25,000	Residential
052G E 003.00 000	Parkview Dr	Scott, TN	06//20	\$11,000	0.44	\$25,000	Residential
051J A 005.00 000	Third Ave W	Scott, TN	01//21	\$19,000	0.74	\$25,676	Residential
050 072.04 000	John J Smith Rd	Scott, TN	11//20	\$55,000	2.06	\$26,699	Residential
069 102.00 000	Highway 27	Scott, TN	07//20	\$5,000	0.18	\$27,778	Residential
068 152.00 000	Falls Ln	Scott, TN	05//20	\$35,000	1.25	\$28,000	Residential
068 098.00 000	Hard Wood Ct	Scott, TN	07//20	\$60,000	2.05	\$29,268	Residential
106 051.06 000	Norma Rd	Scott, TN	07//20	\$27,500	0.92	\$29,891	Residential
051H A 060.01 000	Meadow Creek Dr	Scott, TN	07//20	\$10,000	0.32	\$31,250	Residential
061 083.07 000	Big Springs Rd	Scott, TN	12//20	\$19,000	0.57	\$33,333	Residential
051 081.04 000	Pine Creek Rd	Scott, TN	08//20	\$132,500	3.73	\$35,523	Residential
070 063.02 000	2273 Cherry Fork Rd	Scott, TN	09//20	\$15,000	0.40	\$37,500	Residential
052I G 019.00 000	Oak Cross	Scott, TN	11//20	\$11,500	0.26	\$43,973	Residential
052 096.03 000	Buffalo Rd	Scott, TN	01//21	\$13,000	0.24	\$54,167	Residential
052I E 028.00 000	Third Main	Scott, TN	05//20	\$27,500	0.36	\$77,384	Residential
052I B 006.00 000	Baker 2nd	Scott, TN	02//20	\$32,000	0.34	\$92,928	Residential
061 149.00 000, 061 150.00 000	16765 Alberta St	Scott, TN	11//20	\$50,000	0.48	\$104,167	Residential
148 055.00 000	Brown Rd	Morgan TN	09//20	\$7,000	9.50	\$737	Residential
108 012.00 000	St Rt 62	Morgan TN	11//20	\$7,000	9.10	\$769	Residential

153 014.01 000, 001.00, 014.00	Collins Ln	Morga n TN	06//20	\$200,000	239.23	\$836	Resident ial
072 017.07 000	Highway 62	Morga n TN	12//20	\$4,800	5.17	\$928	Resident ial
097 020.07 000	Knoxville Hwy	Morga n TN	06//20	\$3,000	3.16	\$949	Resident ial
034 042.02 000	White Oak Rd	Morga n TN	01//21	\$6,500	6.74	\$964	Resident ial
034H A 014.02 000	White Oak Rd	Morga n TN	09//20	\$1,800	1.80	\$1,000	Resident ial
092 019.08 000	138 Huse Potter Rd	Morga n TN	01//21	\$7,500	7.50	\$1,000	Resident ial
148 012.05 000	Reynolds Rd	Morga n TN	12//20	\$5,000	3.94	\$1,269	Resident ial
081 002.13 000, 002.14, 002.15	Scott Wyatt Rd	Morga n TN	07//20	\$6,900	4.92	\$1,402	Resident ial
115 013.15 000	Catoosa Rd	Morga n TN	12//20	\$1,500	1.00	\$1,500	Resident ial
092 015.01 000, 015.00	Arnold Potter Rd	Morga n TN	10//20	\$163,000	102.66	\$1,588	Resident ial
092 034.00 000	Huse Potter Rd	Morga n TN	12//20	\$12,000	7.00	\$1,714	Resident ial
116 028.00 000	Catoosa Rd	Morga n TN	01//21	\$18,500	10.50	\$1,762	Resident ial
116 028.00 000	Catoosa Rd	Morga n TN	01//21	\$18,500	10.50	\$1,762	Resident ial
155 055.00 000	St Rt 29A	Morga n TN	12//20	\$3,000	1.70	\$1,765	Resident ial
042 021.20 000	Deer Lodge Hwy	Morga n TN	02//20	\$9,000	5.07	\$1,775	Resident ial
030 003.29 000	Perkins Trl	Morga n TN	06//20	\$18,000	10.00	\$1,800	Resident ial
158 001.03 000	Taylor Crk	Morga n TN	05//20	\$10,750	5.83	\$1,844	Resident ial
116 005.20 000	S Of Catoosa Rd	Morga n TN	10//20	\$6,000	3.16	\$1,899	Resident ial
116 005.20 000	S Of Catoosa Rd	Morga n TN	10//20	\$6,000	3.16	\$1,899	Resident ial
139 017.00 000	Camp Austin Rd	Morga n TN	10//20	\$15,000	7.70	\$1,948	Resident ial
031K A 007.00 000, 031K A 002.00, 031K A 006.00,031K A 009.00	131 Ooten Rd	Morga n TN	02//20	\$14,000	6.83	\$2,050	Resident ial
007 010.17 000	Nydeck Rd	Morga n TN	01//21	\$15,000	6.83	\$2,196	Resident ial
116 004.45 000	Bear Br	Morga n TN	06//20	\$22,000	10.00	\$2,200	Resident ial

117 001.09 000	Bear Branch Rd	Morgan TN	04//20	\$23,000	10.32	\$2,229	Residential
149 023.00 000	Morgan Co Hwy	Morgan TN	08//20	\$12,500	5.59	\$2,236	Residential
109 053.07 000	Beech Fork Rd	Morgan TN	10//20	\$25,000	11.00	\$2,273	Residential
117 017.00 000	E Of Hidden Trl	Morgan TN	01//20	\$26,000	10.00	\$2,600	Residential
130 036.03 000	S U Rt 27	Morgan TN	02//20	\$28,317	10.71	\$2,644	Residential
096 078.12 000	Emory Vw	Morgan TN	08//20	\$10,000	3.51	\$2,849	Residential
042 019.11 000	Crest View Dr	Morgan TN	01//21	\$22,900	7.87	\$2,910	Residential
031 025.03 000	Deer Lodge Rd	Morgan TN	06//20	\$23,000	7.76	\$2,964	Residential
155 052.00 000	St Rt 29A	Morgan TN	05//20	\$12,000	4.00	\$3,000	Residential
152 001.45 000	Catoosa Ridge Rd	Morgan TN	10//20	\$32,000	9.97	\$3,210	Residential
039 019.64 000	Renee Dr	Morgan TN	08//20	\$5,000	1.52	\$3,289	Residential
042 019.01 000	Deer Lodge Hwy	Morgan TN	06//20	\$27,500	8.31	\$3,309	Residential
120 117.01 000	Mountain Rd	Morgan TN	10//20	\$35,000	10.13	\$3,455	Residential
052 043.00 000, 043.09	Christenson Rd	Morgan TN	12//20	\$35,000	10.01	\$3,497	Residential
007 021.11 000	Nydeck Rd	Morgan TN	04//20	\$3,500	1.00	\$3,500	Residential
116 004.34 000	334 Lane	Morgan TN	06//20	\$35,000	10.00	\$3,500	Residential
149 021.04 000, 021.07.000	Morgan Co Hwy	Morgan TN	02//21	\$25,000	7.13	\$3,506	Residential
116 005.08 000, 005.18, 005.16	S Of Cherokee Trl	Morgan TN	04//20	\$71,260	20.00	\$3,563	Residential
007 010.16 000	Nydeck Rd	Morgan TN	07//20	\$19,000	5.16	\$3,682	Residential
038 013.11 000	Goldman York Rd	Morgan TN	02//20	\$5,500	1.48	\$3,716	Residential
072 017.13 000	Highway 62	Morgan TN	11//20	\$28,000	7.44	\$3,763	Residential
073 023.01 000	Highway 62	Morgan TN	02//21	\$42,000	11.00	\$3,818	Residential
093 048.12 000	Hawn Rd	Morgan TN	01//20	\$22,000	5.55	\$3,964	Residential
093 049.00 000	Walnut Hill Rd	Morgan TN	10//20	\$34,000	7.75	\$4,387	Residential
081 002.20 000, 002.21, 002.22	Scott Wyatt Rd	Morgan TN	12//20	\$13,500	2.94	\$4,592	Residential

093 016.07 000	W Of Potters Chapel Rd	Morgan TN	08//20	\$48,900	10.48	\$4,666	Residential
072 017.11 000	Highway 62	Morgan TN	09//20	\$23,547	5.01	\$4,700	Residential
072 017.72 000	Highway 62	Morgan TN	09//20	\$26,602	5.66	\$4,700	Residential
042 021.18 000	Deer Lodge Hwy	Morgan TN	10//20	\$27,900	5.58	\$5,000	Residential
155 007.00 000	258 Brown Rd	Morgan TN	06//20	\$38,000	7.30	\$5,205	Residential
096 078.39 000	310 Emory View Rd	Morgan TN	01//20	\$50,000	9.52	\$5,252	Residential
031 025.13 000	1380 Old Deer Lodge Pike	Morgan TN	05//20	\$10,000	1.90	\$5,263	Residential
072 017.23 000	Highway 62	Morgan TN	10//20	\$27,500	5.22	\$5,268	Residential
033 037.02 000	105 Hugh Jones Rd	Morgan TN	03//20	\$2,500	0.47	\$5,319	Residential
071 043.00 000	Highpoint Rd	Morgan TN	10//20	\$26,000	4.81	\$5,405	Residential
096 078.24 000	206 Emory View Rd	Morgan TN	06//20	\$28,000	5.11	\$5,479	Residential
077 025.00 000	Fox Jones Rd	Morgan TN	08//20	\$60,000	10.83	\$5,540	Residential
030 011.00 000	Bowater Rd	Morgan TN	09//20	\$11,500	2.00	\$5,750	Residential
096 078.31 000	248 Emory View Rd	Morgan TN	04//20	\$30,000	5.16	\$5,814	Residential
140 016.28 000	Rivendell Ter	Morgan TN	05//20	\$14,500	2.48	\$5,847	Residential
062 003.13 000, 003.05. 032.00	Charlie Jones Rd	Morgan TN	01//21	\$58,400	9.67	\$6,039	Residential
033 002.01 000	Coon Hollow Rd	Morgan TN	08//20	\$7,000	1.10	\$6,364	Residential
153 008.35 000	Young Rd	Morgan TN	01//21	\$2,000	0.29	\$6,897	Residential
163 014.02 000	Lower Rockwood Rd	Morgan TN	09//20	\$35,000	5.01	\$6,986	Residential
093 029.03 000	2653 Potters Chapel Rd	Morgan TN	01//21	\$35,000	5.00	\$7,000	Residential
096L C 002.00 000	Longview Dr	Morgan TN	12//20	\$10,000	1.40	\$7,143	Residential
163 014.03 000	621 Lower Rockwood Rd	Morgan TN	01//21	\$38,500	5.26	\$7,319	Residential
004 006.07 000	Montgomerie Ln	Morgan TN	08//20	\$25,000	3.13	\$7,987	Residential
042 008.04 000	964 Hugh Jones Rd	Morgan TN	03//20	\$45,000	4.99	\$9,018	Residential
086 013.01 000	Highway 27	Morgan TN	09//20	\$9,200	1.00	\$9,200	Residential

004 037.32 000	Glen Ave	Morgan TN	12//20	\$15,000	1.56	\$9,615	Residential
118 039.00 000	Liberty Rd	Morgan TN	10//20	\$55,000	5.50	\$10,000	Residential
116 011.04 000	Catoosa Rd	Morgan TN	04//20	\$64,600	6.38	\$10,125	Residential
148 012.10 000	Green Ridge Trl	Morgan TN	08//20	\$35,900	3.47	\$10,346	Residential
097I A 010.00 000	Pine Crest Dr	Morgan TN	03//20	\$16,000	1.50	\$10,667	Residential
083 020.39 000	566 William Branch Rd	Morgan TN	02//21	\$61,250	5.53	\$11,076	Residential
085 016.00 000	Bill Hamby Rd	Morgan TN	01//21	\$17,000	1.50	\$11,333	Residential
093 046.00 000	Walnut Hill Rd	Morgan TN	12//20	\$144,100	12.71	\$11,338	Residential
118L A 030.00 000, 015.00	115 Peach Tree Cir	Morgan TN	12//20	\$20,000	1.67	\$11,976	Residential
145 001.02 000	Wma Rd	Morgan TN	04//20	\$6,000	0.50	\$12,000	Residential
142B B 005.01 000	E Of Coalhill Rkbgd Rd	Morgan TN	10//20	\$30,000	2.45	\$12,245	Residential
022 017.02 000, 017.00	Country Ln	Morgan TN	07//20	\$25,000	2.01	\$12,438	Residential
111 012.03 000	Bald Knob Rd	Morgan TN	12//20	\$10,000	0.78	\$12,821	Residential
097I A 004.00 000	Longview Dr	Morgan TN	03//20	\$20,000	1.45	\$13,793	Residential
092 017.11 000	180 Frankfort Rd	Morgan TN	09//20	\$60,000	4.01	\$14,963	Residential
004 011.00 000	126 Farrington Rd	Morgan TN	12//20	\$15,000	1.00	\$15,000	Residential
161G B 013.00 000	Walden Crown Dr	Morgan TN	02//20	\$8,500	0.55	\$15,455	Residential
148E B 010.00 000	Brian Rd	Morgan TN	12//20	\$13,500	0.87	\$15,517	Residential
119 005.08 000	Petit Ln	Morgan TN	12//20	\$23,398	1.50	\$15,599	Residential
004 019.01 000	Newbury Rd	Morgan TN	12//20	\$12,500	0.69	\$18,116	Residential
002 006.25 000	Offler St	Morgan TN	08//20	\$19,500	1.03	\$18,932	Residential
119 072.00 000	518 Matt Edmonds Rd	Morgan TN	12//20	\$15,000	0.72	\$20,833	Residential
004 037.28 000	Glen Ave	Morgan TN	07//20	\$28,000	1.33	\$21,053	Residential
142B B 013.00 000	Coalhill Rockbridge Rd	Morgan TN	12//20	\$40,000	1.80	\$22,222	Residential
107 065.15 000	441 Myrtle Ward Rd	Roane TN	10//20	\$6,000	7.33	\$819	Residential

084 022.04 000	Black Creek Rd	Roane TN	05//20	\$10,000	10.00	\$1,000	Residential
065 119.06 000	Joiner Hollow Rd	Roane TN	09//20	\$3,000	2.74	\$1,095	Residential
064 003.00 000	Page Rd	Roane TN	01//21	\$8,000	7.02	\$1,140	Residential
057E C 004.00 000	Old Rockwood Kingston Rd	Roane TN	05//20	\$2,500	2.12	\$1,179	Residential
119 048.00 000	109 Paint Rock Trce	Roane TN	01//20	\$6,000	5.00	\$1,200	Residential
049 070.06 000	211 Poplar Springs Rd	Roane TN	10//20	\$4,500	3.62	\$1,243	Residential
109 006.05 000	141 Shady Shores Ln	Roane TN	11//20	\$1,500	1.15	\$1,304	Residential
069 041.00 000	Abbott Rd	Roane TN	06//20	\$1,500	1.00	\$1,500	Residential
055 085.00 000	Post Oak Road E Off	Roane TN	12//20	\$15,000	10.00	\$1,500	Residential
018 002.05 000	Harriman Hwy	Roane TN	04//20	\$7,000	4.04	\$1,733	Residential
028 035.00 000	Edwards Rd	Roane TN	12//20	\$18,100	9.90	\$1,828	Residential
084 004.02 000	Black Creek Rd	Roane TN	06//20	\$16,060	8.10	\$1,983	Residential
115 023.02 000	141 Britton Rd	Roane TN	09//20	\$4,000	2.00	\$2,000	Residential
127 027.04 000	Raby Town Rd	Roane TN	05//20	\$22,500	10.89	\$2,066	Residential
070 026.01 000	360 Holder Hollow Rd	Roane TN	12//20	\$25,000	12.00	\$2,083	Residential
094P A 025.02 000	Lake Overlook Dr	Roane TN	05//20	\$3,000	1.30	\$2,308	Residential
028 021.00 000	Dickey Valley Rd	Roane TN	03//20	\$26,595	10.00	\$2,660	Residential
129 009.02 000	1827 Paint Rock Valley Rd	Roane TN	07//20	\$30,000	10.61	\$2,828	Residential
058 053.00 000	Willowbrook Dr	Roane TN	01//21	\$26,000	9.00	\$2,889	Residential
087A A 003.00 000	Loch Haven Rd	Roane TN	10//20	\$13,500	4.50	\$3,000	Residential
004 114.00 000	Old Harriman Hwy	Roane TN	12//20	\$20,000	6.65	\$3,008	Residential
046L D 005.00 000	Gamble Rd	Roane TN	05//20	\$14,900	4.80	\$3,104	Residential
075 011.00 000	Abels Valley Rd	Roane TN	08//20	\$40,000	12.20	\$3,279	Residential
054E B 002.00 000	308 W Coffman St	Roane TN	06//20	\$2,300	0.70	\$3,286	Residential
113 039.02 000	211 Gage Rd	Roane TN	05//20	\$20,000	5.80	\$3,448	Residential



087 043.01 000	River Rd	Roane TN	12//20	\$20,000	5.79	\$3,454	Residential
094P A 025.05 000	Lake Overlook Dr	Roane TN	02//20	\$2,500	0.70	\$3,571	Residential
089 021.03 000	Broken Arrow Pt	Roane TN	07//20	\$10,000	2.68	\$3,731	Residential
070 070.09 000	Kingston Hwy	Roane TN	11//20	\$46,500	12.11	\$3,840	Residential
026B A 001.00 000	Carter Ave	Roane TN	06//20	\$3,000	0.77	\$3,889	Residential
027 138.11 000	Swan Pond Cir	Roane TN	05//20	\$34,720	8.68	\$4,000	Residential
099 012.01 000	Tennessee Chapel Cir	Roane TN	11//20	\$15,000	3.72	\$4,032	Residential
064C H 002.00 000	Pine Haven Dr	Roane TN	03//20	\$2,000	0.49	\$4,082	Residential
094P G 005.00 000	Eagle Ridge Rd	Roane TN	12//20	\$5,001	1.17	\$4,274	Residential
054D C 033.00 000	Eblen St W	Roane TN	06//20	\$1,242	0.29	\$4,283	Residential
111 023.14 000	130 Eastwood Rd	Roane TN	04//20	\$10,000	2.28	\$4,386	Residential
067 004.18 000	Bowman Bend Rd	Roane TN	08//20	\$9,000	2.04	\$4,412	Residential
011 024.00 000	Harriman Hwy	Roane TN	11//20	\$15,000	3.40	\$4,412	Residential
129 006.03 000	16159 Blue Srrings Rd	Roane TN	09//20	\$49,500	10.97	\$4,512	Residential
099 012.02 000	546 Tennessee Chapel Cir	Roane TN	01//20	\$17,000	3.72	\$4,570	Residential
117 021.16 000	Branham Hollow Rd	Roane TN	10//20	\$26,500	5.78	\$4,585	Residential
081 032.07 000	Dogwood Valley Rd	Roane TN	02//21	\$61,000	13.30	\$4,586	Residential
094P A 025.06 000	Lake Overlook Dr	Roane TN	08//20	\$2,500	0.53	\$4,717	Residential
055G A 003.00 000	Pond Grove Rd	Roane TN	02//20	\$9,000	1.90	\$4,737	Residential
038 041.07 000	Skyline Dr	Roane TN	08//20	\$27,100	5.72	\$4,738	Residential
065J C 002.00 000	Brownlow Dr	Roane TN	12//20	\$4,801	0.99	\$4,849	Residential
027 170.02 000	Swan Pond Cir	Roane TN	07//20	\$40,000	8.20	\$4,878	Residential
127 020.19 000	187 Buckner Rd	Roane TN	02//20	\$30,000	6.04	\$4,967	Residential
084 061.02 000	Benny East Rd	Roane TN	01//21	\$5,000	1.00	\$5,000	Residential
107 024.00 000	1205 Loudon Hwy	Roane TN	04//20	\$45,000	9.00	\$5,000	Residential

094P A 004.00 000	206 Lake Overlook Dr	Roane TN	08//20	\$1,800	0.35	\$5,143	Residential
036G G 015.00 000	Foster Ave	Roane TN	04//20	\$1,700	0.33	\$5,152	Residential
086 140.00 000	101 Roaming Fawn Dr	Roane TN	08//20	\$12,500	2.40	\$5,208	Residential
091 007.18 000	473 Old Holderford Rd	Roane TN	01//21	\$63,000	12.03	\$5,237	Residential
081 058.04 000	355 Old Holder Ford Rd	Roane TN	02//20	\$29,000	5.53	\$5,244	Residential
117 018.00 000	Branham Hollow Rd	Roane TN	03//20	\$5,200	0.95	\$5,474	Residential
068 003.00 000	James Ferry Rd	Roane TN	03//20	\$5,000	0.90	\$5,556	Residential
036 041.00 000	Hassler Mill Rd	Roane TN	10//20	\$8,500	1.50	\$5,667	Residential
001 011.00 000	626 Hen Valley Rd	Roane TN	10//20	\$40,000	7.00	\$5,714	Residential
054M C 012.04 000	Wheeler St	Roane TN	07//20	\$4,000	0.69	\$5,797	Residential
108 044.03 000	282 Lawhon Farm Rd	Roane TN	10//20	\$32,000	5.50	\$5,818	Residential
081 050.02 000	200 Holderford Rd	Roane TN	04//20	\$13,500	2.28	\$5,921	Residential
055H H 015.00 000	613 Joiner Hollow Rd	Roane TN	05//20	\$13,000	2.19	\$5,936	Residential
069 029.02 000	Old Johnston Valley Rd	Roane TN	01//21	\$64,920	10.80	\$6,011	Residential
094P A 017.00 000	Lake Overlook Dr	Roane TN	02//20	\$2,500	0.40	\$6,250	Residential
067 005.01 000	Bowman Bend Rd	Roane TN	11//20	\$13,000	2.07	\$6,280	Residential
054M E 012.00 000	Wheeler St E	Roane TN	03//20	\$12,000	1.90	\$6,316	Residential
081 060.00 000	281 Deer Run Ridge Rd	Roane TN	02//21	\$35,000	5.44	\$6,434	Residential
069 029.04 000	760 Old Johnston Valley Rd	Roane TN	01//20	\$70,000	10.82	\$6,470	Residential
070 070.01 000	Private Rd	Roane TN	12//20	\$69,000	10.58	\$6,522	Residential
019 095.00 000	401 Mays Valley Rd	Roane TN	05//20	\$53,000	8.00	\$6,625	Residential
049 106.16 000	Speers Rd	Roane TN	06//20	\$72,500	10.91	\$6,645	Residential
091 007.09 000	Old Holder Ford Rd	Roane TN	03//20	\$27,000	4.06	\$6,650	Residential
026 052.01 000	Emory Height Rd Off	Roane TN	05//20	\$8,500	1.25	\$6,800	Residential
111 023.17 000	Eastwood Rd	Roane TN	12//20	\$22,500	3.30	\$6,818	Residential

100I A 020.00 000	128 Osprey Pt	Roane TN	02//20	\$9,500	1.37	\$6,934	Residential
090 002.05 000	248 Jennings Dr	Roane TN	04//20	\$55,160	7.91	\$6,973	Residential
077N A 028.00 000	Holly Ln	Roane TN	02//20	\$26,000	3.69	\$7,046	Residential
081 057.00 000	Deer Run Ridge Rd	Roane TN	01//21	\$91,000	12.70	\$7,165	Residential
019 031.00 000	Anchor Boat Dock Ln	Roane TN	06//20	\$5,000	0.68	\$7,353	Residential
093 009.00 000	Smokey Run Rd	Roane TN	04//20	\$50,000	6.80	\$7,353	Residential
077H A 016.00 000	Emerald Pointe Cir	Roane TN	10//20	\$9,030	1.22	\$7,402	Residential
059 211.05 000	383 Ladd Ridge Rd	Roane TN	02//20	\$19,200	2.57	\$7,471	Residential
094P C 010.00 000	1195 Eagle Furnace Rd	Roane TN	07//20	\$4,350	0.58	\$7,500	Residential
070 070.08 000	144 Daniel Rd	Roane TN	08//20	\$80,000	10.17	\$7,866	Residential
081 058.01 000	Private Rd	Roane TN	02//20	\$34,000	4.24	\$8,019	Residential
087A B 005.00 000	Loch Haven Rd	Roane TN	01//21	\$15,000	1.86	\$8,065	Residential
067 037.22 000	190 Squaw Valley Rd	Roane TN	10//20	\$89,900	11.10	\$8,099	Residential
109H F 031.00 000	Texas Ln	Roane TN	11//20	\$9,000	1.11	\$8,108	Residential
018 018.06 000	506 Webster Rd	Roane TN	03//20	\$6,000	0.74	\$8,108	Residential
057K A 007.00 000	206 Bluff Rd	Roane TN	09//20	\$4,400	0.54	\$8,127	Residential
078 066.02 000	194 Squaw Valley Rd	Roane TN	01//21	\$45,000	5.51	\$8,167	Residential
014G A 003.00 000	Poplar Creek Rd	Roane TN	11//20	\$30,000	3.65	\$8,219	Residential
117 011.04 000	205 Branham Ln	Roane TN	02//20	\$13,000	1.55	\$8,387	Residential
067B B 020.00 000	Allison Dr	Roane TN	12//20	\$6,055	0.72	\$8,410	Residential
094P E 016.00 000	112 White Rd	Roane TN	07//20	\$4,500	0.53	\$8,491	Residential
078M C 005.00 000	123 Rose Cir	Roane TN	08//20	\$4,500	0.53	\$8,560	Residential
108 076.05 000	Duke Ln	Roane TN	12//20	\$46,800	5.41	\$8,651	Residential
046L B 007.00 000	Bailes Rd	Roane TN	06//20	\$4,000	0.46	\$8,696	Residential
114 061.08 000	Loudon Highway Off	Roane TN	12//20	\$48,000	5.52	\$8,696	Residential

087A B 002.00 000	Loch Haven Rd	Roane TN	12//20	\$25,000	2.86	\$8,741	Residential
094P D 003.00 000	Williams Cir	Roane TN	01//21	\$4,000	0.45	\$8,889	Residential
078 037.36 000	River Rd	Roane TN	08//20	\$81,000	9.05	\$8,950	Residential
020 051.04 000	3731 Sugar Grove Valley Rd	Roane TN	06//20	\$20,000	2.23	\$8,969	Residential
017 037.00 000	Ridgewood Rd	Roane TN	11//20	\$90,000	9.90	\$9,091	Residential
020 073.01 000	309 Poplar Creek Rd	Roane TN	05//20	\$11,000	1.18	\$9,322	Residential
106 014.17 000	Willow Springs Road Off	Roane TN	02//21	\$13,000	1.39	\$9,353	Residential
001 067.06 000	Old Harriman Hwy	Roane TN	12//20	\$79,900	8.50	\$9,400	Residential
059 051.00 000	117 Orchard Rd	Roane TN	08//20	\$9,000	0.95	\$9,474	Residential
100E C 007.00 000	146 Powell Dr	Roane TN	01//20	\$60,000	6.30	\$9,524	Residential
080 064.00 000	Cross Creek Ln	Roane TN	08//20	\$52,500	5.50	\$9,545	Residential
087A B 003.00 000	Loch Haven Rd	Roane TN	11//20	\$20,000	2.09	\$9,569	Residential
057 078.07 000	Cunningham Blvd	Roane TN	10//20	\$107,500	10.98	\$9,791	Residential
120 029.00 000	Pattie Gap Rd	Roane TN	08//20	\$12,500	1.27	\$9,843	Residential
082 038.01 000	Duff Rd	Roane TN	06//20	\$10,000	1.00	\$10,000	Residential
058G G 002.01 000	416 E Church St	Roane TN	11//20	\$6,000	0.60	\$10,000	Residential
057E G 005.00 000	Bluff Rd	Roane TN	05//20	\$37,000	3.64	\$10,165	Residential
066 061.00 000	Bowman Bend Rd	Roane TN	01//21	\$20,000	1.89	\$10,582	Residential
038 018.09 000	Peninsula Rd	Roane TN	08//20	\$85,000	8.00	\$10,625	Residential
018H A 001.00 000	233 Morning Dr	Roane TN	04//20	\$4,400	0.41	\$10,732	Residential
015A B 016.00 000	Oak Ridge Tpke	Roane TN	06//20	\$60,000	5.55	\$10,811	Residential
066 013.01 000	Joiner Hollow Rd	Roane TN	02//20	\$86,020	7.82	\$11,000	Residential
038E C 013.00 000	Settlers Rd	Roane TN	05//20	\$20,000	1.70	\$11,765	Residential
077H A 014.00 000	Emerald Pointe Cir	Roane TN	02//21	\$18,000	1.50	\$12,000	Residential
020 025.00 000	Rose Ln	Roane TN	10//20	\$60,000	5.00	\$12,000	Residential

049 105.01 000	Fiddlers Ln	Roane TN	09//20	\$81,000	6.67	\$12,144	Residential
038 018.07 000	Peninsula Rd	Roane TN	04//20	\$152,400	12.10	\$12,595	Residential
055L C 007.00 000	Third St	Roane TN	03//20	\$15,000	1.19	\$12,605	Residential
060 004.00 000	Gallaher Rd	Roane TN	06//20	\$1,900	0.15	\$12,667	Residential
051 020.00 000	Scenic View Ln	Roane TN	11//20	\$17,800	1.40	\$12,714	Residential
077H A 013.00 000	Emerald Pointe Cir	Roane TN	10//20	\$10,919	0.84	\$13,067	Residential
100D B 010.00 000	Pinecrest Dr	Roane TN	06//20	\$18,500	1.40	\$13,214	Residential
027 149.00 000	Swan Pond Cir	Roane TN	03//20	\$18,500	1.40	\$13,214	Residential
067B A 012.00 000	113 Holber Rd	Roane TN	06//20	\$12,500	0.94	\$13,298	Residential
064C G 013.01 000	Crestview Dr	Roane TN	05//20	\$8,000	0.60	\$13,333	Residential
038 041.13 000	Black Oak Rd	Roane TN	09//20	\$45,000	3.29	\$13,678	Residential
095K A 002.00 000	Rockwood Ferry Rd	Roane TN	12//20	\$24,000	1.72	\$13,953	Residential
064E C 003.02 000	116 Teague Rd	Roane TN	11//20	\$4,000	0.28	\$14,286	Residential
066 120.04 000	De Armond Rd	Roane TN	08//20	\$50,000	3.44	\$14,535	Residential
067B C 003.00 000	Allison Dr	Roane TN	09//20	\$9,750	0.67	\$14,552	Residential
038J B 004.00 000	Skyline Dr	Roane TN	08//20	\$21,000	1.40	\$15,000	Residential
048 013.03 000	180 Galilean Rd	Roane TN	03//20	\$90,950	5.97	\$15,235	Residential
038 041.09 000	Settlers Ridge Rd	Roane TN	08//20	\$100,250	6.54	\$15,329	Residential
081 019.02 000	314 Holderford Rd	Roane TN	09//20	\$16,500	1.07	\$15,421	Residential
019 028.01 000	115 Anchor Boat Dock Ln	Roane TN	05//20	\$7,500	0.47	\$15,957	Residential
014C A 010.00 000	104 Poplar Creek Rd	Roane TN	11//20	\$16,000	0.98	\$16,327	Residential
108 037.01 000	Old Highway 72	Roane TN	01//20	\$119,900	7.34	\$16,335	Residential
079 031.00 000	120 Highland Reserve Way	Roane TN	08//20	\$50,000	3.01	\$16,611	Residential
087L A 013.09 000	125 Lakescene Rd	Roane TN	01//20	\$33,000	1.95	\$16,923	Residential
095K A 001.00 000	Rockwood Ferry Rd	Roane TN	10//20	\$35,000	2.06	\$16,990	Residential

102K B 015.00 000	Eagle Point Dr	Roane TN	06//20	\$8,000	0.46	\$17,391	Residential
077 031.02 000	River Rd	Roane TN	10//20	\$59,000	3.31	\$17,825	Residential
018 096.01 000	Lake Rd	Roane TN	09//20	\$2,500	0.14	\$17,857	Residential
051 011.22 000	110 Old Waller Ferry Dr	Roane TN	11//20	\$36,000	2.00	\$18,000	Residential
055E F 006.00 000	133 First St	Roane TN	02//21	\$7,759	0.43	\$18,044	Residential
048P B 004.00 000	Northbridge Close	Roane TN	10//20	\$38,000	2.08	\$18,269	Residential
049 106.17 000	205 Speers Rd	Roane TN	09//20	\$93,000	5.09	\$18,271	Residential
048 013.11 000	Lawson Mill Rd	Roane TN	10//20	\$106,900	5.85	\$18,274	Residential
039I A 015.00 000	Appy Trl	Roane TN	12//20	\$15,900	0.87	\$18,276	Residential
054L J 026.00 000	Ridge Ave N	Roane TN	08//20	\$8,000	0.43	\$18,605	Residential
080 008.04 000	Johnson Valley Rd	Roane TN	06//20	\$123,500	6.63	\$18,627	Residential
066P A 002.00 000	104 Easter Dr	Roane TN	05//20	\$20,500	1.10	\$18,636	Residential
068 087.00 000	116 Mainsail Rd	Roane TN	01//20	\$70,000	3.60	\$19,444	Residential
111P D 009.00 000	359 Dean Dr	Roane TN	03//20	\$13,000	0.66	\$19,676	Residential
019 030.00 000	125 Anchor Boat Dock Ln	Roane TN	06//20	\$5,000	0.25	\$20,000	Residential
008 140.05 000	1430 Poplar Creek Rd	Roane TN	07//20	\$15,000	0.74	\$20,270	Residential
026F P 010.00 000	Sewanee St	Roane TN	10//20	\$4,500	0.22	\$20,455	Residential
067E A 020.00 000	Shiloh Way N	Roane TN	08//20	\$35,000	1.70	\$20,588	Residential
110L A 008.00 000	Half Moon Dr	Roane TN	03//20	\$12,000	0.58	\$20,690	Residential
100P D 024.00 000	Marble Bluff Dr	Roane TN	09//20	\$40,000	1.93	\$20,725	Residential
027L E 001.00 000	Emory Cove Dr	Roane TN	10//20	\$8,500	0.41	\$20,732	Residential
004B A 011.01 000	Harriman Hwy	Roane TN	01//21	\$10,000	0.48	\$20,833	Residential
066J E 005.00 000	Docks Of The Bay Dr	Roane TN	02//21	\$11,500	0.55	\$20,909	Residential
048 013.07 000	148 Youngs Creek Way	Roane TN	01//20	\$137,500	6.55	\$20,992	Residential
036B C 002.00 000	214 Carlock Ave	Roane TN	02//20	\$3,800	0.18	\$21,111	Residential

048 013.01 000	164 Galilean Rd	Roane TN	08//20	\$106,900	5.00	\$21,380	Residential
055E F 004.00 000	Second St	Roane TN	11//20	\$27,000	1.26	\$21,429	Residential
038 041.12 000	Skyline Dr	Roane TN	01//21	\$165,000	7.45	\$22,148	Residential
057E E 006.00 000	Van Stowe Rd	Roane TN	06//20	\$19,000	0.86	\$22,159	Residential
056 043.00 000	Boyd Ln	Roane TN	06//20	\$58,000	2.60	\$22,308	Residential
096B F 004.00 000	137 Sunset View Dr	Roane TN	10//20	\$17,000	0.76	\$22,368	Residential
100D B 020.02 000	Pinecrest Dr	Roane TN	09//20	\$11,000	0.49	\$22,449	Residential
057N C 012.00 000	148 Cunningham Blvd	Roane TN	01//20	\$19,500	0.86	\$22,674	Residential
047K A 008.00 000	Davis Dr	Roane TN	06//20	\$8,000	0.35	\$22,857	Residential
100E D 009.01 000	201 Powell Dr	Roane TN	10//20	\$19,200	0.83	\$23,133	Residential
110L A 023.00 000	Indian Shores Dr	Roane TN	09//20	\$17,500	0.75	\$23,333	Residential
054L F 001.00 000	210 Pumphouse Rd	Roane TN	03//20	\$4,000	0.17	\$23,529	Residential
038 041.11 000	Skyline Dr	Roane TN	08//20	\$133,250	5.58	\$23,880	Residential
048 012.10 000	Youngs Creek Way	Roane TN	01//20	\$120,000	5.00	\$24,000	Residential
079D A 005.00 000	Sylvan Way	Roane TN	01//21	\$45,000	1.87	\$24,064	Residential
089 067.02 000	187 Halcomb Dr	Roane TN	10//20	\$70,000	2.83	\$24,735	Residential
099M A 004.01 000	225 Lake Ferry Dr	Roane TN	07//20	\$26,000	1.00	\$26,000	Residential
059 188.00 000	Gallaher Rd	Roane TN	12//20	\$34,000	1.30	\$26,154	Residential
108E A 019.00 000	Marble View Dr	Roane TN	05//20	\$25,000	0.95	\$26,316	Residential
054E G 010.00 000	212 N Chamberlain Ave	Roane TN	07//20	\$4,000	0.15	\$26,667	Residential
048I A 005.00 000	New Centers Ferry Rd	Roane TN	09//20	\$113,500	3.89	\$29,177	Residential
054M F 019.00 000	102 Church St S	Roane TN	08//20	\$12,000	0.41	\$29,268	Residential
078D A 002.00 000	312 Marney Cove Rd	Roane TN	02//20	\$12,600	0.43	\$29,272	Residential
044E A 014.01 000	2116 N Gateway Ave	Roane TN	05//20	\$25,000	0.84	\$29,762	Residential
017M G 024.00 000	108 Walnut St	Roane TN	01//21	\$12,089	0.40	\$30,223	Residential

066 061.01 000	Bowman Bend Rd	Roane TN	11//20	\$56,000	1.85	\$30,270	Residential
048P A 002.00 000	Northbridge Close	Roane TN	01//21	\$50,000	1.65	\$30,303	Residential
054N B 018.00 000	538 S Kingston Ave	Roane TN	03//20	\$17,000	0.56	\$30,357	Residential
071 106.04 000	Kingston Hwy	Roane TN	11//20	\$54,000	1.77	\$30,508	Residential
036F A 003.00 000	Swann Way	Roane TN	05//20	\$14,000	0.45	\$31,111	Residential
051 033.00 000	Scenic Hill Ln	Roane TN	12//20	\$25,000	0.80	\$31,250	Residential
048P A 005.00 000	Northbridge Close	Roane TN	01//21	\$70,000	2.17	\$32,258	Residential
066I B 012.00 000	302 Caney View Dr	Roane TN	10//20	\$30,000	0.92	\$32,609	Residential
048J A 011.01 000	Sheerwater Rd	Roane TN	03//20	\$105,000	3.16	\$33,228	Residential
078D A 006.00 000	Rileys Creek Rd	Roane TN	10//20	\$27,500	0.83	\$33,242	Residential
056 064.08 000	Roane State Hwy	Roane TN	01//21	\$129,000	3.75	\$34,400	Residential
110L A 039.00 000	Indian Shores Dr	Roane TN	10//20	\$20,000	0.58	\$34,483	Residential
054N F 022.01 000	Pumphouse Rd	Roane TN	11//20	\$14,000	0.40	\$35,000	Residential
046M B 017.03 000	Ponderosa Ct	Roane TN	10//20	\$40,000	1.11	\$36,153	Residential
035K E 003.00 000	Warrior Ln	Roane TN	03//20	\$12,500	0.34	\$36,765	Residential
054D H 029.00 000	623 N Front St	Roane TN	11//20	\$14,500	0.39	\$37,179	Residential
055E F 002.00 000	Second St	Roane TN	11//20	\$15,000	0.40	\$37,500	Residential
100P D 021.00 000	Marble Bluff Dr	Roane TN	07//20	\$62,000	1.64	\$37,805	Residential
089 108.00 000	159 Shepherd S Rst	Roane TN	10//20	\$168,800	4.42	\$38,190	Residential
078C B 013.00 000	Deer Ridge Rd	Roane TN	06//20	\$32,500	0.85	\$38,235	Residential
017M G 017.00 000	Maple St	Roane TN	06//20	\$11,500	0.30	\$38,333	Residential
109H G 012.00 000	Marble Bluff Dr	Roane TN	02//21	\$48,000	1.25	\$38,400	Residential
066J F 029.00 000	Dockside Dr	Roane TN	10//20	\$24,000	0.59	\$40,678	Residential
054D A 012.00 000	516 W Strang St	Roane TN	07//20	\$5,000	0.11	\$45,455	Residential
095 014.02 000	357 Ellis Rd	Roane TN	09//20	\$46,000	1.00	\$46,000	Residential



100I A 030.00 000	Osprey Pt	Roane TN	09//20	\$155,000	3.30	\$46,970	Residential
058B C 005.00 000	505 1st St	Roane TN	05//20	\$10,000	0.21	\$47,619	Residential
054N C 002.00 000	Kingston Ave S	Roane TN	12//20	\$13,900	0.29	\$47,931	Residential
089E A 004.00 000	Melea Ln	Roane TN	12//20	\$80,000	1.66	\$48,193	Residential
079P A 002.00 000	120 Bream Ln	Roane TN	07//20	\$42,000	0.86	\$48,837	Residential
047I C 010.00 000	Roane Manor Dr	Roane TN	09//20	\$49,900	1.02	\$48,922	Residential
095D B 017.00 000	E Shore Dr	Roane TN	12//20	\$72,000	1.46	\$49,315	Residential
087I B 005.00 000	E Shore Dr	Roane TN	11//20	\$45,000	0.91	\$49,451	Residential
048K B 026.00 000	429 Shady Ln	Roane TN	11//20	\$22,000	0.44	\$50,294	Residential
090 032.02 000	Eagle Ridge Rd	Roane TN	07//20	\$67,500	1.34	\$50,373	Residential
059A A 013.00 000	316 Homestead Ct	Roane TN	05//20	\$20,000	0.39	\$51,282	Residential
038E B 005.03 000	Bluff View Rd	Roane TN	12//20	\$42,000	0.80	\$52,500	Residential
054N F 024.02 000	515 Pumphouse Rd	Roane TN	07//20	\$10,000	0.19	\$52,632	Residential
054N F 024.01 000	430 S Patton Ave	Roane TN	07//20	\$10,000	0.19	\$52,632	Residential
099M B 038.00 000	266 Lake Ferry Dr	Roane TN	10//20	\$82,000	1.47	\$55,782	Residential
058N F 025.00 000	Mobile Dr	Roane TN	08//20	\$12,000	0.21	\$57,143	Residential
047N E 009.00 000	1109 Old N Kentucky St	Roane TN	01//21	\$34,031	0.59	\$57,680	Residential
078E A 011.18 000	Anglers Cove Rd	Roane TN	02//20	\$6,000	0.10	\$59,346	Residential
057N C 025.01 000	185 Cunningham Blvd	Roane TN	03//20	\$29,750	0.50	\$59,500	Residential
018C A 001.01 000	Azalea Cir	Roane TN	07//20	\$40,000	0.67	\$59,701	Residential
058N F 024.00 000	Mobile Dr	Roane TN	09//20	\$12,000	0.20	\$60,000	Residential
103G A 001.02 000	Shoreline Dr	Roane TN	01//21	\$53,000	0.79	\$67,089	Residential
019I B 010.00 000	Admiral Dr	Roane TN	07//20	\$106,000	1.38	\$76,812	Residential
028P A 002.00 000	Sportsman Club Rd	Roane TN	01//21	\$10,000	0.13	\$76,923	Residential
117 004.02 000	4151 River Rd	Roane TN	10//20	\$231,779	3.00	\$77,260	Residential

037M D 008.00 000	Emory Pointe Ln	Roane TN	07//20	\$60,000	0.76	\$78,947	Residential
037L A 003.01 000	Emory River Rd	Roane TN	10//20	\$119,900	1.40	\$85,643	Residential
088 014.03 000	Woody Ln	Roane TN	02//21	\$69,900	0.81	\$86,296	Residential
095M C 004.00 000	Ellis Dr	Roane TN	11//20	\$40,000	0.46	\$87,470	Residential
078C B 011.00 000	Deer Ridge Rd	Roane TN	06//20	\$50,000	0.56	\$89,286	Residential
087C C 016.00 000	Cedar Point Dr	Roane TN	08//20	\$243,500	2.50	\$97,400	Residential
078E A 011.13 000	Anglers Cove Rd	Roane TN	10//20	\$10,000	0.10	\$98,910	Residential
094 020.04 000	737 Winton Chapel Rd	Roane TN	06//20	\$189,500	1.87	\$101,337	Residential
095L A 005.00 000	Ellis Rd	Roane TN	12//20	\$90,000	0.84	\$107,703	Residential
078E A 011.03 000	Meadowlake Dr	Roane TN	10//20	\$20,000	0.18	\$108,358	Residential
100P D 009.00 000	Marble Bluff Dr	Roane TN	10//20	\$120,000	1.02	\$117,647	Residential
037 069.00 000	Emory River Rd	Roane TN	09//20	\$87,500	0.67	\$130,979	Residential
087C C 009.00 000	Cedar Point Dr	Roane TN	01//21	\$90,000	0.65	\$139,467	Residential
079I A 019.00 000	255 Anglers Cove Rd	Roane TN	03//20	\$145,000	1.03	\$140,360	Residential
019J A 004.00 000	Lancer Rd	Roane TN	12//20	\$75,000	0.48	\$154,834	Residential
067 026.03 000	177 Walden Ln	Roane TN	04//20	\$165,000	1.06	\$155,660	Residential
054N D 019.00 000	411 S Ridge Ave	Roane TN	08//20	\$35,000	0.22	\$159,091	Residential
027L E 008.00 000	Emory Cove Dr	Roane TN	10//20	\$50,000	0.30	\$166,667	Residential
037 108.00 000	570 Emory River Rd	Roane TN	08//20	\$137,500	0.71	\$193,662	Residential
037 067.00 000	480 Emory River Rd	Roane TN	03//20	\$120,000	0.56	\$213,355	Residential
011 015.07 000	Wassom Memorial Hwy	Rhea TN	02//21	\$10,000	8.50	\$1,176	Residential
044 028.21 000	254 Wilder Rd	Rhea TN	11//20	\$18,000	8.01	\$2,247	Residential
050A A 020.00 000	Sable Rd	Rhea TN	07//20	\$14,500	5.05	\$2,874	Residential
017 010.00 000	701 Burdette Rd	Rhea TN	08//20	\$30,000	10.00	\$3,000	Residential
052 008.03 000	285 Raven Ln	Rhea TN	05//20	\$17,500	5.72	\$3,059	Residential

037H A 012.00 000	Signal Dr	Rhea TN	11//20	\$2,000	0.65	\$3,095	Residential
055 030.00 000	Wolf Creek Rd	Rhea TN	03//20	\$32,500	10.00	\$3,250	Residential
054 021.00 000	Back Valley Rd Off	Rhea TN	12//20	\$27,000	7.75	\$3,484	Residential
025 014.24 000	791 Bill Miller Rd	Rhea TN	08//20	\$18,000	5.02	\$3,586	Residential
089I A 018.00 000	Sussex Pike	Rhea TN	09//20	\$3,750	1.02	\$3,676	Residential
016 001.22 000	1005 Soak Creek Ln	Rhea TN	03//20	\$38,000	10.33	\$3,679	Residential
043 106.02 000	Watts Bar Hwy	Rhea TN	07//20	\$40,000	10.60	\$3,774	Residential
061 136.00 000	Escape Dr	Rhea TN	02//20	\$28,500	7.50	\$3,800	Residential
063 012.05 000	4930 Old Dixie Hwy	Rhea TN	10//20	\$18,500	4.70	\$3,936	Residential
016 001.36 000	Partridge Trl	Rhea TN	08//20	\$24,500	6.17	\$3,971	Residential
077 009.12 000	Sneed Rd Off	Rhea TN	08//20	\$40,000	10.00	\$4,000	Residential
042 033.03 000	Trentham Rd	Rhea TN	02//21	\$25,000	5.85	\$4,274	Residential
102N A 032.00 000	209 Belle Cir	Rhea TN	01//20	\$8,000	1.87	\$4,280	Residential
077 009.09 000	Sneed Rd	Rhea TN	06//20	\$36,000	7.99	\$4,506	Residential
032 062.19 000	Dawn Dr	Rhea TN	09//20	\$47,000	10.00	\$4,700	Residential
096 001.06 000	202 Barton Rd	Rhea TN	12//20	\$25,000	5.08	\$4,921	Residential
030D A 001.01 000	Chestnut St	Rhea TN	10//20	\$9,000	1.80	\$5,000	Residential
036M A 005.00 000	Kings Hill Rd	Rhea TN	10//20	\$10,000	2.00	\$5,000	Residential
019 035.00 000	Clearwater Dr	Rhea TN	03//20	\$3,100	0.61	\$5,082	Residential
036L A 010.00 000	Kings Hill Rd	Rhea TN	09//20	\$57,500	11.28	\$5,098	Residential
019K B 005.00 000	Bayshore Dr	Rhea TN	07//20	\$3,750	0.72	\$5,208	Residential
108 048.02 000	Pierce Hill Rd	Rhea TN	06//20	\$18,000	3.42	\$5,263	Residential
057 004.01 000	Crosby Ln	Rhea TN	05//20	\$27,500	5.20	\$5,288	Residential
102A C 009.00 000	311 Hidden Oaks Rd	Rhea TN	02//20	\$40,530	7.46	\$5,433	Residential
061 010.00 000	14161 Rhea County Hwy	Rhea TN	08//20	\$43,000	7.90	\$5,443	Residential

089P A 001.00 000	1191 Sussex Rd	Rhea TN	03//20	\$5,800	1.04	\$5,577	Residential
096 132.01 000	Maley Hollow Rd	Rhea TN	08//20	\$27,000	4.84	\$5,579	Residential
077 008.03 000	Mynatt Rd	Rhea TN	01//20	\$1,425	0.24	\$5,938	Residential
032 008.12 000	5590 Toestring Valley Rd	Rhea TN	06//20	\$30,000	5.01	\$5,988	Residential
069 139.00 000	White Flats Rd	Rhea TN	12//20	\$33,900	5.66	\$5,989	Residential
097 116.10 000	325 Cricket Ln	Rhea TN	03//20	\$6,000	1.00	\$6,000	Residential
061 141.00 000	Escape Dr	Rhea TN	12//20	\$30,500	5.03	\$6,064	Residential
038J B 018.00 000	Torbett Rd	Rhea TN	01//20	\$3,500	0.56	\$6,205	Residential
025 025.01 000	529 Bill Miller Rd	Rhea TN	04//20	\$20,000	3.21	\$6,231	Residential
069 142.00 000	White Flats Rd	Rhea TN	07//20	\$33,900	5.35	\$6,336	Residential
038 087.00 000	Spruce Dr	Rhea TN	05//20	\$33,000	5.00	\$6,600	Residential
026 012.05 000	Key Cove Rd	Rhea TN	01//21	\$33,000	5.00	\$6,600	Residential
077 087.00 000	Sneed Rd	Rhea TN	05//20	\$40,000	5.81	\$6,885	Residential
097 061.00 000	Joe Nixon Ln	Rhea TN	12//20	\$67,000	9.60	\$6,979	Residential
057 004.02 000	Crosby Ln	Rhea TN	01//20	\$40,000	5.52	\$7,246	Residential
069 145.00 000	Sneed Rd	Rhea TN	06//20	\$37,000	5.01	\$7,385	Residential
069 137.00 000	White Flats Rd	Rhea TN	10//20	\$39,900	5.00	\$7,980	Residential
098 042.00 000	Savannah Ln	Rhea TN	06//20	\$38,000	4.70	\$8,085	Residential
104 037.00 000	689 Savannah Ln	Rhea TN	07//20	\$40,000	4.90	\$8,163	Residential
077 066.05 000	Off Of Ruth Rd	Rhea TN	09//20	\$50,000	5.88	\$8,503	Residential
026K B 006.00 000	Stump Hollow Rd	Rhea TN	09//20	\$7,300	0.85	\$8,559	Residential
019B C 005.00 000	Omega Dr	Rhea TN	12//20	\$6,000	0.67	\$8,935	Residential
070G C 011.00 000	414 Windy Ridge Dr	Rhea TN	02//21	\$10,000	1.08	\$9,259	Residential
026K B 007.00 000	Stump Hollow Rd	Rhea TN	11//20	\$6,500	0.69	\$9,396	Residential
101 091.05 000	Hickman Rd	Rhea TN	01//21	\$9,500	1.00	\$9,500	Residential

069 135.01 000	White Flats Rd	Rhea TN	08//20	\$14,500	1.50	\$9,667	Residential
098 043.00 000	Savannah Ln	Rhea TN	06//20	\$27,000	2.70	\$10,000	Residential
018 114.01 000	Rocky Springs Rd	Rhea TN	09//20	\$20,000	2.00	\$10,000	Residential
061 019.03 000	203 Boofer Ln	Rhea TN	04//20	\$17,500	1.74	\$10,057	Residential
104 027.00 000	175 Marcy Ln	Rhea TN	08//20	\$27,000	2.50	\$10,800	Residential
090B E 001.00 000	251 Blueberry Hill Rd	Rhea TN	02//21	\$30,000	2.70	\$11,111	Residential
088G B 006.00 000	128 Winter Green Way	Rhea TN	06//20	\$15,000	1.33	\$11,278	Residential
109 049.00 000	Blythes Ferry Rd	Rhea TN	06//20	\$34,000	2.94	\$11,565	Residential
097 020.04 000	Bluff Rd	Rhea TN	02//21	\$140,000	11.87	\$11,794	Residential
101 026.03 000	663 Lone View Dr	Rhea TN	12//20	\$60,000	5.00	\$12,000	Residential
104 026.00 000	Marcy Ln	Rhea TN	08//20	\$23,000	1.80	\$12,778	Residential
083F C 034.01 000	Peavyhouse Rd	Rhea TN	05//20	\$11,500	0.87	\$13,218	Residential
089C B 024.00 000	245 Academy Ave	Rhea TN	02//20	\$4,000	0.30	\$13,333	Residential
103H A 010.00 000	Jodie Ln	Rhea TN	05//20	\$7,500	0.54	\$13,889	Residential
102M A 001.00 000	Blythes Ferry Rd	Rhea TN	12//20	\$15,000	1.07	\$14,019	Residential
102 087.01 000	Rhea County Hwy	Rhea TN	12//20	\$60,000	4.20	\$14,286	Residential
102M A 002.00 000	Blythes Ferry Rd	Rhea TN	12//20	\$15,000	1.00	\$15,000	Residential
043 005.00 000	2730 New Lake Rd	Rhea TN	04//20	\$21,500	1.42	\$15,141	Residential
102 005.00 000	Old Graysville Rd	Rhea TN	08//20	\$9,200	0.60	\$15,333	Residential
070G C 020.00 000	180 Logan Ln	Rhea TN	02//21	\$12,000	0.76	\$15,789	Residential
102N A 031.00 000	285 Belle Cir	Rhea TN	01//20	\$12,000	0.76	\$15,821	Residential
027A B 044.00 000	Pineview Ct	Rhea TN	11//20	\$6,000	0.37	\$16,335	Residential
054K A 002.00 000	106 Forest Hill Ln	Rhea TN	05//20	\$12,000	0.68	\$17,647	Residential
090 149.00 000	Bluff Rd	Rhea TN	10//20	\$32,500	1.80	\$18,056	Residential
061 112.00 000	Escape Dr	Rhea TN	02//21	\$68,000	3.73	\$18,231	Residential

019B E 025.00 000	Fawnwood Dr	Rhea TN	01//20	\$5,500	0.29	\$18,865	Residential
076C B 005.00 000	Casey Ln	Rhea TN	11//20	\$31,000	1.61	\$19,255	Residential
020I D 010.00 000	Blue Water Trl	Rhea TN	02//21	\$35,000	1.78	\$19,663	Residential
049 045.00 000	3907 Watts Bar Hwy	Rhea TN	12//20	\$10,000	0.50	\$20,000	Residential
108C B 016.00 000	183 Giles Dr	Rhea TN	03//20	\$11,000	0.54	\$20,303	Residential
061 113.00 000	Escape Dr	Rhea TN	10//20	\$67,750	3.32	\$20,407	Residential
019C A 026.00 000	Watts Dr	Rhea TN	01//20	\$7,500	0.34	\$21,780	Residential
107C A 013.00 000	Iris Dr	Rhea TN	09//20	\$8,000	0.36	\$21,950	Residential
076C B 006.00 000	Frank Cir	Rhea TN	12//20	\$32,900	1.48	\$22,230	Residential
109 005.14 000	164 Grey Ridge Dr	Rhea TN	04//20	\$16,750	0.70	\$23,929	Residential
097H F 015.00 000	Nicole Dr	Rhea TN	02//20	\$8,000	0.33	\$24,085	Residential
069F A 028.00 000	212 Mountain Shadow Dr	Rhea TN	06//20	\$25,000	1.03	\$24,272	Residential
076C B 007.00 000	Frank Cir	Rhea TN	07//20	\$31,000	1.26	\$24,603	Residential
037J A 009.00 000	Lake View Dr	Rhea TN	06//20	\$13,300	0.52	\$25,410	Residential
069F A 026.00 000	250 Mountain Shadow Dr	Rhea TN	06//20	\$25,000	0.96	\$26,042	Residential
008J C 018.00 000	Larue Dr	Rhea TN	01//21	\$6,000	0.23	\$26,136	Residential
075 003.17 000	Snow Falls Ln	Rhea TN	11//20	\$40,000	1.50	\$26,667	Residential
019M B 028.00 000	295 Scenic Lakeview Dr	Rhea TN	04//20	\$15,000	0.55	\$27,477	Residential
008J C 001.00 000	Tonya Dr	Rhea TN	01//21	\$6,000	0.22	\$27,512	Residential
044G B 008.00 000	Lake Forest Dr	Rhea TN	11//20	\$22,450	0.77	\$28,975	Residential
027A B 003.00 000	Scenic Lakeview Dr	Rhea TN	03//20	\$15,000	0.49	\$30,647	Residential
044G C 067.00 000	368 Shoreline Dr	Rhea TN	05//20	\$30,000	0.92	\$32,609	Residential
102A A 026.00 000	Dayco Dr	Rhea TN	01//21	\$70,000	2.10	\$33,333	Residential
097E A 001.00 000	Hungerford Rd	Rhea TN	12//20	\$31,000	0.92	\$33,696	Residential
096 008.00 000	Riddle Rd	Rhea TN	10//20	\$390,000	11.50	\$33,913	Residential

091O D 007.00 000	New Union Cir	Rhea TN	12//20	\$16,000	0.46	\$34,848	Resident ial
104A A 071.00 000	Riverbend Dr	Rhea TN	11//20	\$18,000	0.48	\$37,500	Resident ial
074E B 013.00 000	Drew Ave	Rhea TN	10//20	\$19,500	0.52	\$37,752	Resident ial
098I A 033.00 000	817 Fisher Rd	Rhea TN	09//20	\$40,000	1.04	\$38,462	Resident ial
083F C 034.02 000	198 Peavyhouse Rd	Rhea TN	04//20	\$20,000	0.47	\$42,553	Resident ial
013M A 019.00 000	Hilltop Cir	Rhea TN	07//20	\$23,000	0.52	\$44,421	Resident ial
019J C 004.00 000	190 Choctaw Dr	Rhea TN	11//20	\$26,000	0.58	\$44,645	Resident ial
037G D 009.00 000	207 Dogwood Ln	Rhea TN	10//20	\$13,000	0.29	\$44,828	Resident ial
076C B 012.00 000	Casey Ln	Rhea TN	01//20	\$23,000	0.47	\$49,354	Resident ial
076C B 010.00 000	Casey Ln	Rhea TN	09//20	\$25,000	0.46	\$54,348	Resident ial
076C B 009.00 000	Casey Ln	Rhea TN	10//20	\$25,000	0.46	\$54,348	Resident ial
098I A 016.00 000	304 Summerfield Ln	Rhea TN	09//20	\$55,000	0.99	\$55,556	Resident ial
098I A 019.00 000	202 Summerfield Ln	Rhea TN	01//21	\$55,000	0.91	\$60,440	Resident ial
098I A 004.00 000	501 Fisher Rd	Rhea TN	09//20	\$50,000	0.82	\$60,976	Resident ial
098I A 011.00 000	711 Fisher Rd	Rhea TN	01//21	\$40,000	0.65	\$61,538	Resident ial
090J D 004.00 000	209 Quail Ridge Dr	Rhea TN	02//20	\$20,000	0.32	\$62,500	Resident ial
019B E 024.00 000	190 Fawnwood Dr	Rhea TN	01//20	\$15,000	0.23	\$65,340	Resident ial
019C D 028.00 000	484 Apollo Dr	Rhea TN	09//20	\$15,000	0.23	\$65,340	Resident ial
090J D 012.00 000	275 Quail Ridge Dr	Rhea TN	06//20	\$23,000	0.34	\$67,114	Resident ial
037G B 032.00 000	Foxwood Dr	Rhea TN	08//20	\$20,000	0.29	\$69,413	Resident ial
098I A 053.00 000	1110 Fisher Rd	Rhea TN	07//20	\$40,000	0.56	\$71,429	Resident ial
090A C 001.00 000	Market St	Rhea TN	06//20	\$16,000	0.19	\$84,211	Resident ial
089N C 011.00 000	274 Old Graysville Rd	Rhea TN	09//20	\$18,000	0.20	\$90,000	Resident ial
090H H 012.00 000	1021 Bryan Dr	Rhea TN	10//20	\$25,000	0.27	\$92,593	Resident ial
031K D 010.00 000	June Ln	Rhea TN	08//20	\$100,000	1.05	\$95,238	Resident ial

083C A 017.00 000	204 Mockingbird Ln	Rhea TN	03//20	\$30,000	0.26	\$116,160	Residential
102N A 015.00 000	228 Clara Ln	Rhea TN	05//20	\$11,000	0.85	\$12,964	Residential
021 011.10	14675 Stormer Rd	Hamilton TN	11//20	\$8,500	1.45	\$5,862	Residential
091J A 096	410 English Oaks Dr	Hamilton TN	06//20	\$4,000	0.65	\$6,197	Residential
033 072.17	13138 Old Dayton Pike	Hamilton TN	07//20	\$35,000	4.92	\$7,114	Residential
025 036	Endless Vw	Hamilton TN	02//20	\$73,000	10.24	\$7,129	Residential
032 006.01	0 Burchard Rd	Hamilton TN	07//20	\$50,000	5.80	\$8,621	Residential
091 099	E Boy Scout Rd	Hamilton TN	04//20	\$240,000	25.57	\$9,386	Residential
049 012	615 Cliff Rd	Hamilton TN	07//20	\$20,000	1.87	\$10,695	Residential
015 043.02	725 Shipley Farm Ln	Hamilton TN	08//20	\$70,000	6.09	\$11,494	Residential
082 256.02	6529 Old Dayton Pike	Hamilton TN	11//20	\$253,000	21.50	\$11,767	Residential
033 070.01	13008 Old Dayton Pike	Hamilton TN	10//20	\$9,195	0.74	\$12,405	Residential
065 045	213 Incline St	Hamilton TN	07//20	\$60,000	4.71	\$12,739	Residential
066H A 013, 014	Hamilton Ave	Hamilton TN	01//21	\$39,000	6.30	\$6,190	Residential
015I A 014	119 Rock Creek Rd	Hamilton TN	08//20	\$13,000	0.76	\$17,160	Residential
033 014.09	12211 Tobacco Rd	Hamilton TN	04//20	\$17,500	0.90	\$19,546	Residential
040L A 005.03	11669 Back Valley Rd	Hamilton TN	08//20	\$10,000	0.51	\$19,626	Residential
040L A 005.02	11667 Back Valley Rd	Hamilton TN	08//20	\$10,000	0.51	\$19,754	Residential
040 016	11453 Higdon St	Hamilton TN	01//21	\$8,000	0.39	\$20,367	Residential
033I A 004	12410 Posey Hollow Rd	Hamilton TN	04//20	\$39,500	1.84	\$21,467	Residential
033N A 006	722 Lee Pike	Hamilton TN	06//20	\$14,500	0.66	\$21,907	Residential
033I A 003	12414 Posey Hollow Rd	Hamilton TN	01//21	\$39,500	1.77	\$22,316	Residential
014L B 017	0 Leggett Rd	Hamilton TN	07//20	\$47,500	2.00	\$23,750	Residential
090L E 010	Pine Marr Ln	Hamilton TN	09//20	\$15,000	0.63	\$23,953	Residential
040M C 010	Valley St	Hamilton TN	06//20	\$11,500	0.43	\$26,717	Residential



015I A 001	106 Rock Creek Rd	Hamilt on TN	08//20	\$200,000	7.35	\$27,211	Resident ial
049 086.03	1392 Osage Dr	Hamilt on TN	06//20	\$70,000	2.31	\$30,303	Resident ial
110L G 006	4921 Gann Store Rd	Hamilt on TN	08//20	\$52,500	1.30	\$40,385	Resident ial
100O C 013	Old Hixson Pike	Hamilt on TN	04//20	\$50,000	1.03	\$48,544	Resident ial
020 120.15	14217 Stormer Rd	Hamilt on TN	11//20	\$14,300	0.29	\$49,492	Resident ial
082N D 014	1439 Coffelt Rd	Hamilt on TN	10//20	\$15,000	0.35	\$42,902	Resident ial
082K A 019.01	Harper Rd	Hamilt on TN	10//20	\$23,000	2.09	\$11,031	Resident ial
090L E 016	Pine Marr Dr	Hamilt on TN	08//20	\$25,000	0.46	\$54,220	Resident ial
100O A 014	5235 Old Hixson Pike	Hamilt on TN	08//20	\$95,000	1.74	\$54,543	Resident ial
033P A 015	12203 Plow Ln	Hamilt on TN	01//21	\$25,000	0.43	\$58,080	Resident ial
091I F 042	6573 Sandwitch Rd	Hamilt on TN	02//20	\$21,825	0.32	\$69,124	Resident ial
073F C 021	118 Hemlock St	Hamilt on TN	08//20	\$35,000	0.46	\$76,230	Resident ial
065 054.02	9254 Springfield Rd	Hamilt on TN	10//20	\$160,000	3.10	\$51,613	Resident ial
033 059.15	195 Baptist View Dr	Hamilt on TN	06//20	\$25,000	0.26	\$96,081	Resident ial
082K A 004	7402 Moses Rd	Hamilt on TN	01//21	\$25,000	0.52	\$48,077	Resident ial
065 053, 054.02	Springfield Rd	Hamilt on TN	10//20	\$160,000	3.10	\$51,613	Resident ial
091J A 029	6672 Sandwitch Rd	Hamilt on TN	09//20	\$30,000	0.19	\$158,017	Resident ial
081M A 018	424 Heartfield Ct	Hamilt on TN	01//20	\$57,500	0.25	\$230,394	Resident ial
033I A 005	12404 Posey Hollow Rd	Hamilt on TN	12//19	\$39,500	1.25	\$31,600	Resident ial
026 069.02	13748 Old Dayton Pike	Hamilt on TN	01//20	\$27,000	0.64	\$41,984	Resident ial
073F A 002	211 Pine St	Hamilt on TN	06//20	\$20,000	0.46	\$43,560	Resident ial
040M D 001	236 School St	Hamilt on TN	06//19	\$16,000	0.51	\$31,634	Resident ial
091J C 015	6504 Sandwitch Rd	Hamilt on TN	02//20	\$20,000	0.58	\$34,725	Resident ial
081M A 028.01	6559 Deep Canyon Rd	Hamilt on TN	07//20	\$88,500	0.35	\$252,857	Resident ial

148 060.00 000	Camp Austin Rd	Morgan TN	09//19	\$8,000	4.80	\$1,667	Residential
116 028.00 000	Catoosa Rd	Morgan TN	01//21	\$18,500	10.50	\$1,762	Residential
116 005.07 000	Cherokee Trl	Morgan TN	10//16	\$21,000	11.01	\$1,907	Residential
075 043.09 000	Sexton Ln	Morgan TN	04//16	\$3,200	1.58	\$2,025	Residential
116 005.16 000, 116 005.18 000, 116 005.08 000	Catoosa Rd	Morgan TN	04//20	\$71,260	20.00	\$3,563	Residential
106 010.18 000	1159 Emory Heights Rd	Morgan TN	03//19	\$31,222	7.38	\$4,231	Residential
106 010.19 000, 106 010.15	Shady Grove Rd	Morgan TN	12//18	\$66,000	10.87	\$6,072	Residential
106 067.00 000	Shady Grove Rd	Morgan TN	10//16	\$32,675	4.23	\$7,725	Residential
033E B 001.00 000	Morgan Co Hwy	Morgan TN	03//19	\$30,000	2.30	\$13,043	Residential
008 010.06 000	Rhea County Hwy	Rhea TN	04//16	\$11,000	8.20	\$1,341	Residential
036 028.03 000, 036 028.02 000	20626 Rhea County Hwy	Rhea TN	12//17	\$115,000	30.16	\$3,813	Residential
018 069.00 000, 018 070.00 000	26976 & 26954 Rhea County Hwy	Rhea TN	10//19	\$7,500	1.61	\$4,658	Residential
102 086.00 000	Rhea County Hwy	Rhea TN	09//19	\$11,000	2.28	\$4,825	Residential
061 010.00 000	14161 Rhea County Hwy	Rhea TN	08//20	\$43,000	7.90	\$5,443	Residential
107 004.00 001	266 Gray St	Rhea TN	02//19	\$19,457	3.00	\$6,486	Residential
061 010.02 000	14281 Rhea County Hwy	Rhea TN	11//19	\$40,000	5.88	\$6,803	Residential
018 087.01 000	Rhea County Hwy	Rhea TN	06//17	\$30,000	3.99	\$7,519	Residential
018 061.00 000, 018 062.00 000, 018 063.00 000, 018 064.00 000, 018 060.00 000	Rhea County Hwy	Rhea TN	11//20	\$49,000	5.60	\$8,750	Residential
061 010.01 000	Rhea County Hwy	Rhea TN	10//19	\$26,000	1.90	\$13,684	Residential
069 046.00 000	366 Old Evensville Rd	Rhea TN	09//19	\$8,000	0.39	\$20,513	Residential

031 022.00 000	Rhea County Hwy	Rhea TN	03//19	\$48,000	0.88	\$54,545	Residential
031H E 011.00 000	107 E Jackson Ave	Rhea TN	02//18	\$55,000	0.84	\$65,476	Residential
0260 D 004.00 000, 0260 D 018.00, 0260 D 007.00 000, 0260 D 005.00 000, 0260 D 006.00 000	Golf Club Cir	Roane TN	11//20	\$4,300	3.40	\$1,265	Residential
0260 D 003.00 000, 0260 D 002.00, 0260 D 019.00	Golf Club Cir	Roane TN	07//18	\$4,000	1.63	\$2,454	Residential
084 078.00 000	Spring City Hwy	Roane TN	02//18	\$65,000	10.10	\$6,436	Residential
054E L 020.00 000	605 Poplar Ave	Roane TN	08//19	\$5,000	0.19	\$26,316	Residential
052G E 021.00 000	W J Jeffers Rd	Scott TN	06//16	\$4,000	6.68	\$599	Residential
127 068.02 000	Scott Hwy	Scott TN	12//19	\$25,000	10.00	\$2,500	Residential
120 046.03 000	Scott Hwy	Scott TN	08//17	\$8,500	1.24	\$6,855	Residential
111 105.00 000	Highway 27	Scott TN	08//16	\$11,000	1.50	\$7,333	Residential
077 083.00 000	Sulpher Creek Rd	Scott TN	12//19	\$9,775	1.15	\$8,500	Residential
077 089.00 000	Helenwood Rd N/0	Scott TN	12//19	\$51,500	4.41	\$11,678	Residential
111 126.00 000	Highway 27	Scott TN	11//20	\$5,700	0.38	\$15,000	Residential
127 048.01 000, 127 048.00 000, 128 033.04 000	Rr	Scott TN	08//16	\$720,000	45.05	\$15,982	Residential
020 021.03 000	Scott Hwy	Scott TN	10//19	\$40,000	2.33	\$17,167	Residential
061 189.04 000	Highway 27	Scott TN	03//17	\$30,000	1.45	\$20,690	Residential
102 041.00 000	1154 Mountain View Rd	Scott TN	09//20	\$70,000	1.46	\$47,945	Residential
100 014	6026 Middle Valley Rd	Hamilton TN	04//20	\$9,000	7.75	\$1,161	Residential
033I A 009	12364 Posey Hollow Rd	Hamilton TN	09//20	\$39,500	1.22	\$32,377	Residential

048D F 008.06, 008.01	Mc Gill Rd	Hamilt on TN	03//20	\$41,600	1.80	\$23,111	Resident ial
040L B 011.01	11561 Green St	Hamilt on TN	02//20	\$24,000	0.37	\$64,865	Resident ial

## Sales Search Criteria and Excluded Data

**Boyle, KY-** Our original search was for vacant land sales through the county tax assessor's office through Qpublic from 1/1/2020 to 03/10/2021. It appears that sales are only up to date through January 2021. This search returned 158 records though it appears that some did have improvements at the time of sale. Additionally it looks like there were several parcels that sold together but are being reported separately in these search results.

We have excluded properties that sold with adjacent improved lots, mostly residential SFR sold with an additional vacant lot. Water influenced residential is at top of the price/acre range as well as developing subdivisions close to Danville though outside of the city limits.

**Lincoln, KY-** In Lincoln county we have used the county assessor's records through QPublic to search for vacant land sales from 1/1/21 forward though it appears the county's recordings are only up to date through January 2021. Our initial search returned 403 records which we have sorted to remove sales that don't represent market transactions or are sales of vacant tract that transferred as multi parcel sales with other improved tracts.

The upper end of the residential market appears to be sales of tracts in platted subdivisions that are established and in phases of expansion primarily within city limits of Stanford and Danville. Several of the highest price per acre sales are within a single subdivision Houston Point in the City of Stanford. Also, residential lots with water water influence are at the upper end of the residential sales. We have removed from our results properties that sold with mobile homes, family sales and adjacent parcel owners that may have unusual motivation.

After sorting the sales to remove the above described transaction and sales of tracts that appear to be incorrectly recorded as vacant at the time of sale we are left with 125 transfers. There were four sales of vacant commercial tracts, 51 agricultural land sales and 70 residential.

**Pulaski, TN -** In this county we weren't able to utilize a search filter to search only vacant land sales, instead we exported sales lists for each month from January 2020-January 2021 (the most recent available). This search gave us 70 transactions to analyze. From these we excluded all improved sales and sales of tracts that transferred with other improved parcels.

Water influenced residential are among the highest price per acre as well as golf course lots in the city of Somerset. At the bottom of the dataset price/acre range are sales of large agricultural or forest tracts - irregular shaped parcels and limited road frontage.

**McCreary, KY-** Using the county tax assessor's site we searched for qualified land sales across the county from 1/1/20 forward. County records appear to be updated through the end of January 2021 so we have utilized this 13 month period for our data sample.

This search returned 146 results and we then filtered this data to exclude vacant tracts that sold with other improved parcels as well as sales that appear to incorrectly be recorded as vacant and sold with site improvements or structures that contributed to the value of the site. Also excluded are tracts which were sold with a mobile home either on a permanent foundation or not. Tracts sold to adjacent property owners, or to others parties with atypical motivation have been excluded. Quit Claim deeds and family sales excluded. This leaves us with 89 transactions to analyze.

Bottom of the range is large wooded or forest/timber tracts with topo and/or challenging access, irregular parcel shapes or tracts that have cross easements.

**Scott, TN** - Our original search was for vacant land sales from January 1, 2020 to March 5, 2021 and returned 249 results. Of those results there were several which sold with adjacent improved tracts in multi-parcel sales, these were removed from the results along with sales that

We have excluded sales within the Big South Fork Airpark residential community, a high amenity planned aviation community. Sales of newly subdivided tracts were identified where possible, and sizes corrected to reflect the actual price per acre unit values.

Sales to or from a municipality or public entity have been excluded, particularly tax sales and purchases by city or county development authorities. Sales between related parties and quit claim deeds were identified and removed from the data set when possible.

After making these exclusions we were left with 193 transactions. At the top of the price per acre range are sales of tracts in planned residential areas or subdivisions and the bottom of the range are mostly larger wooded parcels in remote locations with limited road frontage or challenging access.

**Morgan, TN** - Original search was for vacant land sales from 1/1/20 - 3/5/20 and resulted in 245 transactions reported by the county. These results were reviewed and filtered to remove vacant tracts that sold in multi parcel sales which were actually improved at the time of sale, other improved tracts and those which involved government entities. Parcels categorized as improved home sites by the county assessor we excluded from the dataset as well as non arm's length or family sales. Also excluded are builder sales of new construction homes in developing neighborhoods, and tracts that were sold with mobile homes or other personal property.

The bottom of the price per acre range appears to be sales of highly irregular shaped tracts or parcels that are split by roads or rights of way. Our sorted data set leaves us with 150 sales that we are reasonably sure were sold at arm's length, fair market sales without site improvements.

**Roane, TN** - Our original search was for all vacant land sales in the county from January 2020 to March 2021 this returned 555 results. We removed several sales at Rarity Ridge and Rarity Oaks that look like new construction SFR sales in a high amenity subdivision. There appeared to be several sites that were recorded as vacant that were actually new construction sales which we also removed from the results.

Excluded: Sales of improved subdivision lots within new or existing riverfront neighborhoods - The Cottages at Brigadoon in Rockwood, TN. River Oaks S/D in Kingston  
Rarity Ridge NE of Kingston on the Clinch River  
The Docks at Caney Creek in Harriman, TN  
Loch Haven Estates in Rockwood, TN  
Indian Shadows in Ten Mile, TN  
Pinoak Point in Rockwood, TN - 10 sales  
Grande Vista Bay, Grande Vista Bay East & West in Rockwood, TN  
Lake Awana Valley Resort in Loudon, TN  
Crystal Cove S/D in Rockwood, TN  
Dogwood Shores in Kingston, TN

Sales along the Emory River and in Emory Cove S/D in Harriman are left in the dataset as the subject is adjacent to the river and riverfront residential in parts of Harriman.

While there is a wide range of unit prices/acre within these riverfront neighborhoods, from direct waterfront lots with deep water/dock access to lots without water view, it does appear that the river access of the neighborhood is a marketable feature. Many have community docks/beaches or river access.

There appears to be a significant amount of new development in the county in residential communities with river access and/or influence. Where our subject line runs generally W/NW of US-27/Spring City Hwy this new residential is to the SE of 27 along the Tennessee and Clinch rivers. There is also some significant new development in the city of Oak Ridge in the far NE portion of the county. These sales have also been excluded from our valuation as not locationally relevant. This includes sales of lots in the Golf Course adjacent neighborhood of Rarity Oaks. Sales to or from a municipality have been excluded as non-market evidence.

**Rhea County** - Our original search returned for all vacant land sales from 1/1/20-3/5/21 returned 414 results, many of these appeared to be sales of vacant parcels that transferred with an adjacent improved tract. When we filter our search to exclude multi-parcel sales to exclude these transactions we return 234 results. About one quarter of the sales didn't have recorded total acreage and parcel size was estimated using the approximate perimeter measurements in the tax record.

Within this data set were some sales reported as vacant that were actually new construction or builder sales, these were removed from the dataset.

The county distinguishes between Residential and Waterfront Residential in their Land Type classification. Since our subject doesn't have any water influence in this section of the corridor the Res Water designated sales have been removed from our data set. Sales not specifically designated as Res Water but within planned waterfront communities that feature water access as an amenity were removed including sales within the following subdivisions, The Overlook, Lakewood Village, Eden of the Lakes subdivision with marina and campground RV park.

These parameters returned 166 results.

**Hamilton, TN-** For this county we first searched for sales of vacant land tracts countywide between 01/01/2020 and 03/05/2021 with a sales price of at least \$1,000. This search returned 2,673 results. We filtered out all multi-parcel sales which frequently are shown as vacant land transactions when the parcel actually sold with another improved tract which returned 1,901 results. We determined that we wouldn't be able to effectively sort and analyze that volume of sales so we narrowed our search parameters to be more locationally relevant, generally sales that were within about ten miles of the subject corridor. We searched areas of the county that are close to the subject corridor and have made a distinction between the downtown Chattanooga area sales and sales of properties that

We have excluded sales that appear to have unusual buyer motivations like sales to adjacent property owners. No QC deeds or sales to or from government entities were included. In the downtown dataset we see infill lots being sold to potential developers or property investors. Often there are multiple smaller (less than 0.2 acre) lots purchased in one transaction. These are sometimes adjacent lots and other times not, so while the land size sold may show 3 acres this might be for 10 infill lots.

There appears to be many sales in this county that are recorded as vacant but that have been improved and sold as improved. These sales have been excluded or in some cases, but, where the vacant land sale happened in 2019 or 2020 we have included the sale of the vacant land tract.



## Limiting Conditions and Assumptions

This appraisal is made subject to the following:

1. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. All mechanical components (heating, cooling, ventilating, plumbing, electrical, etc) are assumed to be in operable condition and standard for the properties of the subject type. We have not evaluated the type, adequacy, or efficiency of insulation, construction, framing, floor, roof, or other features of the subject improvements. They are assumed to be adequate unless otherwise stated in this report.
2. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required discovering them. The client is urged to retain an expert in this field, if desired.
3. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, the appraiser assumes no responsibility for its accuracy. If, for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the appraiser reserves the right to alter or amend any or all conclusions and/or estimates of value.
4. A legal description may not have been furnished, and it is assumed that the physical characteristics of the property, with regard to metes and bounds and road frontages, are essentially as depicted on the plat of the property attached herewith as an exhibit.
5. No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good and marketable.
6. The property is assumed to be under reasonable, competent, and aggressive management unless otherwise stipulated.
7. If this report becomes the property of any other party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained for reproduction or additional copies from the original addressee. Additional fees will be charged for any further consultation, reappraisal, or review of this property.

8. Any subsequent copies of this report will be furnished at an additional charge for each copy, plus staff time, if necessary.
9. Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions, or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this does not apply to any requests made by the Appraisal Institute or the International Right of Way Association or other professional body with whom the appraiser(s) is/are affiliated or any court of competent jurisdiction.
10. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report.
11. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
12. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless such nonconformity has been stated, defined and considered in the appraisal report.
13. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless previous arrangements have been made.
14. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.
15. Any distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
16. The appraiser(s) has/have viewed the subject land and improvements. However, they are not professionals with respect to engineering, architecture, or construction. Any obvious physical defects are noted herein, but this is not intended to be a property inspection. The appraiser's descriptions are intended only to be used for property valuation and analysis. The client and any intended users are recommended to contact professionals in these fields as necessary.
17. This appraisal report is based on the assumption that there are no hidden, not apparent, or apparent conditions on the property site or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
18. Any projections of income and expenses and/or market changes are not predictions of the future. Rather, they are the best estimates of the current market thinking about what future

income and expenses will be. No warranty or representation that these projections will materialize is made since the real estate market is constantly changing. It is not the appraiser's task to estimate the conditions of a future real estate market; the appraiser can only reflect what the investment community envisions for the future in terms of rental rates, expenses, and supply and demand.

19. This appraisal has been prepared in accordance with the Uniform Standard of Professional Appraisal Practice.
20. The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Except as hereinafter provided, the client may distribute copies of this appraisal report in its entirety to such third parties as he may select. However, selected portions of this appraisal report shall not be given to third parties without the prior written consent of those signing the appraisal report.
21. In the unlikely event that the validity of any finding of this appraisal or consulting is questioned and irresolvable, the parties agree to binding arbitration with the following conditions; a) each party shall select and pay for an independent state certified appraiser; b) the independent appraisers shall select a third state certified appraiser to be paid equally by both parties; and c) the panel of appraisers shall expeditiously resolve any and all issues raised and their findings shall be binding on all parties.
22. Acceptance and/or use of this appraisal report by the client and/or any third party constitutes acceptance of the stated limiting conditions and assumptions. The appraisers' and/or reviewer's responsibility and liability extends only to the stated client, not to subsequent parties or user and only limited to the amount of the fee received by the appraiser in conjunction with performance of this appraisal and related consulting and/or court preparation, deposition, and/or testimony.

## Qualifications - Christina H. Thoreson, SR/WA, MAI, CRE

Counselor in real estate valuation, review, analysis, eminent domain, investing, purchase and sale, and litigation support beginning in 1986. Clients include individuals, corporations, government agencies. Five years service on a Georgia County Board of Assessors. Over 2,500 successful hours of education directly related to real estate valuation, brokerage, and right of way, and more than 700 teaching hours instructing real estate brokerage, appraisal, and eminent domain. Full time review appraiser for the Tennessee Department of Transportation between 2013 and 2016. Eminent domain valuation instructor for the International Right of Way Association. Certified Distance Education Instructor through the IDECC.

### Education

Georgia State University - BBA Real Estate  
International Right of Way Association SR/WA and R/W-AC, C.L.I.M.B. certified instructor  
Designated Member Appraisal Institute - MAI, SRA, AI-GRS  
Counselors of Real Estate - CRE  
CCIM Institute - CCIM Designation Track  
National Association of Realtors - various  
CDEI Certified Distance Education Instructor  
AQB Certified USPAP Instructor

### Professional History

1987 – present	Real Counsel, LLC - Real Estate Consulting
2013 – 2016	Tennessee Dept of Transportation, R/W Appraiser 3
2007 – 2012	RE/MAX Real Estate Center+, broker/co-owner
2006 – 2009	Instructor Chattanooga State-RE Pre-License
2006 – 2007	Prudential Realty Center, Broker/Manager
2002 – 2006	Real Estate Brokerage Firms
2000 – 2005	Dade County GA Board of Assessors

### Publications/Presentations

[How to Breeze Right Through the Appraisal Review Process](#), IR/WA International Conference, Anchorage, AK June, 2017, co-presented with Shawn Wilson, MAI; ["Real Estate Development, Step Three of the Twelve Step Program"](#), by James H. Burton, Christina H. Thoreson, and Mary Kay Rickard, B-QUEST, an Internet Business Journal, May 2016. [Appraisal Review in Real Estate Acquisition](#), IR/WA International Conference, San Diego, CA June, 2015, co-presented with Bonnie Roerig, MAI; ["A Tale of Two Theories"](#), [Right of Way Magazine, March-April, 2014, pp. 27-29](#); Co-author with Jim Burton, Ph.D., "Commercial Appraising in a Lender Workout Market", [Appraisal Review Journal](#), Fall, 1993, pp.18-26; Co-author with Steve Crawford, State of Georgia Information Manual, [Chapter 4, Information to Appraisers](#), and Formats 388C and 388N in use by eminent domain professionals working for the State of Georgia between 1992 and 2002.

### State Certifications

Certified General RE Appraiser - TN (4833), GA (1118), AL (1370), NC (8306)  
Real Estate Broker - TN (283562) and GA (inactive 253069)  
Real Estate Instructor - TN (274), AL (C400 - IR/WA)