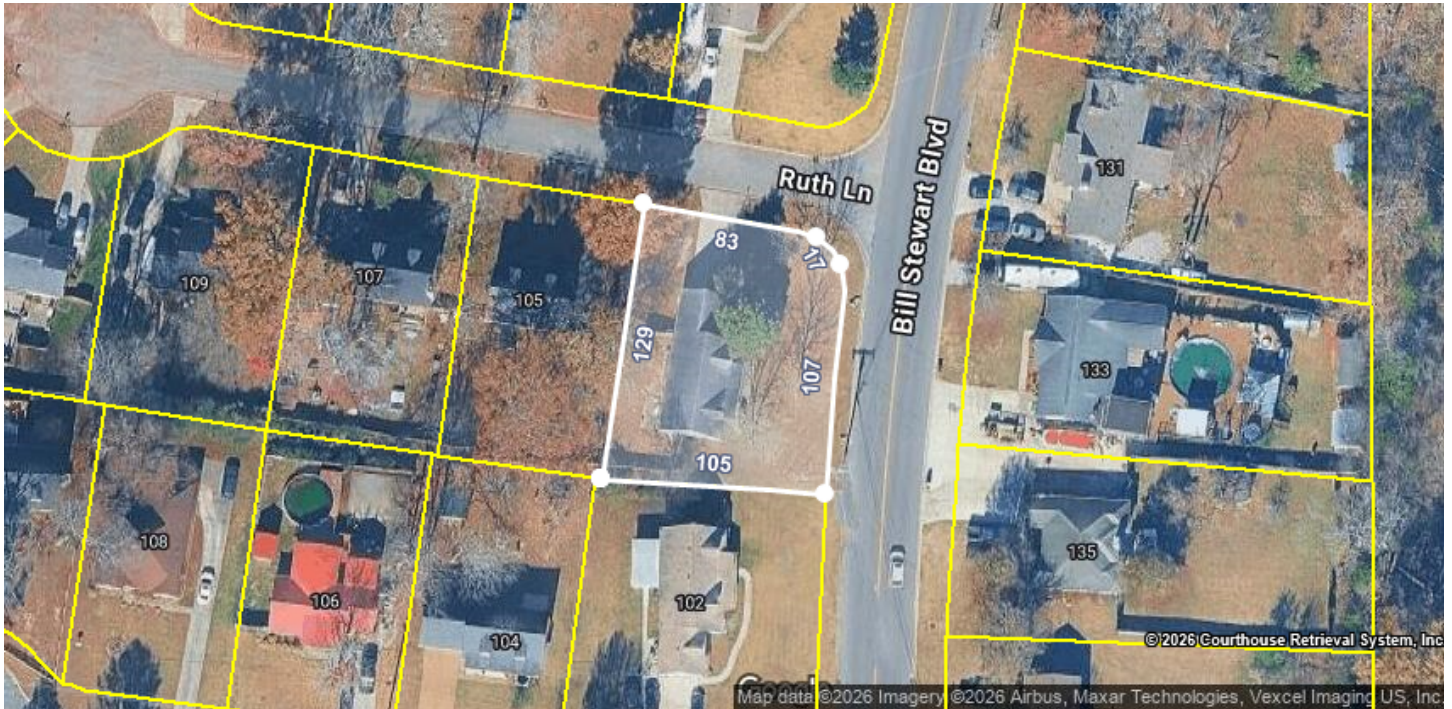


Thursday, April 23, 2026



LOCATION

Property Address	103 Ruth Ln La Vergne, TN 37086-2035	
Subdivision	Lake Forest Phase 2	
County	Rutherford County, TN	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	006K B 024.00
Alternate Parcel ID	006K B 02400 00002006N
Account Number	R0001199
District/Ward	Lavergne
2020 Census Trct/Blk	401.02/1
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family Residential
Square Feet	1858

CURRENT OWNER

Name	Rocky Top Properties LLC
Mailing Address	625 Bakers Bridge Ave Ste 105 Franklin, TN 37067-1784

SCHOOL ZONE INFORMATION

Lavergne Lake Elementary School	1.2 mi
Elementary: K to 5	Distance
Lavergne Middle School	1.5 mi
Middle: 6 to 8	Distance
Lavergne High School	4.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 04/21/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/19/2013	\$70,535	Rocky Top Properties LLC	Hud Secretary Of	Warranty Deed		1197/1099
8/13/2012	\$104,384	Hud Secretary Of	Milom Jessica Jo And & Judy Kenner	Substitute Trustee's Deed		1183/1850
1/24/2003		Milom Jessicajo And Judy Kenner				327/2789

5/30/1996	\$120,000	Milom Scott R Etux Jessica Etal Judy K Kenner	Accepted And Qualified	574/63
2/28/1995	\$84,900	Soben Wayne M Elaine	Accepted And Qualified	544/283
9/20/1991	\$85,000	Hutchinson Charles E Etux Elaine	Accepted And Qualified	469/455

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	Assessment Year	2025	Lavergne	0.5363
Appraised Land	\$55,000	Assessed Land	\$13,750	Rutherford	1.8762
Appraised Improvements	\$239,900	Assessed Improvements	\$59,975		
Total Tax Appraisal	\$294,900	Total Assessment	\$73,725		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$395.39	\$1,383.23	\$1,778.62
2024	\$395.39	\$1,383.23	\$1,778.62
2023	\$394.85	\$1,381.35	\$1,776.20
2022	\$394.85	\$1,189.93	\$1,584.78
2021	\$396.00	\$1,237.87	\$1,633.87
2019	\$396.00	\$1,237.87	\$1,633.87
2018	\$396.00	\$1,170.94	\$1,566.94
2017	\$315.40	\$889.76	\$1,205.16
2016	\$315.40	\$889.76	\$1,205.16
2014	\$332.00	\$825.58	\$1,157.58
2013	\$308.00	\$790.08	\$1,098.08

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/07/2003	\$21,800	Milom Jessica J Kenner Judy K	Bank Of America	RB351/2415
12/23/1998	\$120,367	Milom Jessica J & Scott R Kenner Judy K	Countrywide	B440/302
05/30/1996	\$118,727	Milom Jessica & Scott Kenner Judy	Countrywide	B116/564
02/28/1995	\$85,312	Soben Wayne M	Countrywide	B3/260

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Average	Units	1
Year Built	1991	Effective Year	2009	Stories	1.5
BRs		Baths	F H	Rooms	
Total Sq. Ft.	1,858				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 1232					
Upper Story Finished 626					

- CONSTRUCTION

Quality	Average	Roof Framing	Hip/Gable
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Allowance
Foundation	18 Block	Interior Finish	Drywall
Floor System		Air Conditioning	
Exterior Wall	Frame Vinyl	Heat Type	Heat Pump
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	10

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Drwy	500	1991	AVERAGE
Patio	120	1991	AVERAGE
Porch-Slab Roof Ceil	96		
Gar Attached	400		

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	74.52 X 128.58 IRR
Block/Lot	2/42	Lot Square Feet	
Latitude/Longitude	36.044029°/-86.540364°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Static
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Lake Forest Phase 2	Plat Book/Page	14/98
Block/Lot	2/42	District/Ward	Lavergne
Description	Lot 42 Lake Forest Ph 2 Pb 14 Pg 98 74.52 X 128.58 Irr		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
TDS Tennessee	FIBER	Yes	0 Mbps	0 Mbps
United Communications Inc	FIBER	No	2000 Mbps	
TDS Telecom	FIBER	No	1000 Mbps	
Xfinity	CABLE	No	2000 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff.
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			Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as 47149C0020K above the 500-year flood level.	05/09/2023
