

Attachment D:

Comparison of Selected Properties

**CITY OF FRANKLIN
 SELECTED PROPERTIES**

PARCEL	ADDRESS	OWNER	COMMON NAME	2011						CHANGE in ASSESSED VALUE			ACRES	EFF YEAR BUILT	BASE AREA	\$/ACRE (Land Value per Acre)	\$/FT ² (IMPR Value per FT ²)	Mkt. Appraisal/Acre	LAST SALE DATE (of value)	LAST SALE \$
				LAND VALUE	IMPR VALUE	MARKET APPRAISAL	ASSESSED VALUE	DOLLARS	%	DOLLARS										
090 00900	1901 COLUMBIA AVE	PIERCE HARDY LP	84 LUMBER (CLOSED)		\$1,849,800	\$1,780,800	\$3,630,600	\$1,452,240	\$268,680	123%	15.81	2002	36,868	\$117,002	\$48.30	\$229,639.47	01/30/02	\$1,085,000		
079F B 00100	140 N ROYAL OAKS BLVD	ALEXANDER FAMILY PROPERTIES GP	ALEXANDER DODGE (CLOSED)		\$1,737,500	\$1,019,800	\$2,757,300	\$1,102,920	\$112,560	111%	3.95	1988	21,510	\$439,873	\$47.41	\$698,050.63	11/25/02	\$2,500,000		
079F B 00200	132 N ROYAL OAKS BLVD	HEADDEN REAL ESTATE LLC	CARPENTER BUS SALES		\$1,561,600	\$444,600	\$2,006,200	\$802,480	(\$115,200)	87%	3.55	1985	14,102	\$439,887	\$31.53	\$565,126.76	07/15/04	\$2,200,000		
079I A 00100	1124 MURF RD	ALEXANDER AUTO GROUP REALTY LP	ALEXANDER CHRYSLER		\$2,952,000	\$1,919,200	\$4,871,200	\$1,948,480	\$197,440	111%	6.56	1989	32,904	\$450,000	\$58.33	\$742,560.98	12/31/08	\$0		
079 04600	1413 MURF RD	CAIN, BYRD D JR	BUICK		\$2,337,500	\$1,192,100	\$3,529,600	\$1,411,840	\$299,960	127%	4.00	1985	24,150	\$584,375	\$49.36	\$882,400.00	12/31/08	\$0		
079 06500	1430 MURF RD	WALTRIP-HENDRICK REALTY INV	DW HONDA		\$2,413,000	\$2,605,700	\$5,018,700	\$2,007,480	\$403,400	125%	6.35	2001	47,846	\$380,000	\$54.46	\$790,346.46	10/14/99	\$2,300,000		
079 06904	3940 CAROTHERS PKWY	WALKER FAMILY PARTNERS LP	WALKER CHEVROLET		\$2,599,200	\$2,170,700	\$4,769,900	\$1,907,960	\$344,520	122%	6.84	1996	27,842	\$380,000	\$77.96	\$697,353.80	06/23/94	\$200,000		
079--- 02301	1129 MURF RD	ALEXANDER AUTO GROUP REALTY LP	ALEXANDER FORD		\$5,838,100	\$3,454,900	\$9,293,000	\$3,717,200	\$3,375,000	1086%	15.98	1986	63,482	\$365,338	\$54.42	\$581,539.42	12/31/08	\$0		
078C E 01600	305 5TH AVE N	ALEXANDER RC	ALEXANDER CHRYSLER (CLOSED)		\$1,398,500	\$322,300	\$1,720,800	\$688,320	\$346,120	201%	4.50	1978	192,988	\$310,778	\$1.67	\$382,400.00	05/02/05	\$0		
078B E 01400	340 9TH AVE N	JEWELL TOBACCO WAREHOUSE INC	WAREHOUSE INC		\$2,052,000	\$1,757,200	\$3,809,200	\$1,517,080	\$840,480	224%	7.60	1989	87,770	\$270,000	\$20.02	\$501,210.53	12/31/08	\$0		
078N D 01100	1543 COLUMBIA AVE	ROBESON INDUSTRIAL PROPERTIES LLC	SAME		\$821,800	\$1,489,000	\$2,310,800	\$924,320	\$322,280	154%	5.90	1997	55,760	\$139,288	\$26.70	\$391,661.02	10/11/96	\$533,073		
090C A 00100	300 CONFEDERATE DR	LMP REALTY INC	LASKO		\$2,231,300	\$2,641,200	\$4,872,500	\$1,949,000	\$800,960	170%	15.00	1971	272,891	\$148,753	\$9.68	\$324,833.33	09/02/04	\$0		
090 00800	1715 COLUMBIA AVE	LP FRANKLIN LLC	CPS		\$6,251,700	\$9,584,300	\$15,836,000	\$6,334,400	\$3,553,200	228%	64.54	1978	1,922,262	\$96,866	\$4.99	\$245,367.21	06/10/05	\$7,200,000		
078 04400	424 LEWISBURG PK	HUSKEY, JAMES A	HUSKEY LUMBER		\$764,900	\$1,251,600	\$2,016,500	\$798,485	\$91,885	113%	15.69	1969	45,938	\$48,751	\$27.25	\$128,521.35	08/18/08	\$0		
078 04401	422 LEWISBURG AVE	BONSAL AMERICAN INC	SAME		\$400,100	\$404,900	\$805,000	\$322,000	\$122,000	161%	5.13	1960	24,901	\$77,992	\$16.26	\$156,920.08	11/15/01	\$439,100		
090--- 00600	COLUMBIA AVE	LONGVIEW FRANKLIN PARTNERSHIP	LONGVIEW		\$3,451,100	\$0	\$3,451,100	\$1,380,440	\$503,960	157%	27.39	NA	NA	\$125,999	NA	\$125,998.54	10/15/07	\$4,368,240		
090--- 00701	COLUMBIA AVE	GARY M DAVIS	LONGVIEW (adjoining)		\$1,170,100	\$0	\$1,170,100	\$468,040	\$149,640	147%	7.96	NA	NA	\$146,997	NA	\$146,997.49	NA	NA		
090B- C02400	200 BEASLEY DR	ARKA FRANKLIN I LP	NUKOTE		\$1,438,400	\$4,704,500	\$6,142,900	\$2,457,160	\$533,800	128%	8.99	1978	142,114	\$160,000	\$33.10	\$683,303.67	05/30/08	\$0		
079--- 04009	1228 LIBERTY PK	SSI LIBERTY PIKE LLC	SSI LIBERTY PIKE LLC		\$7,650,000	\$0	\$7,650,000	\$3,060,000	\$900,000	142%	36.00	NA	NA	\$212,500	NA	\$212,500.00	05/30/06	\$7,400,000		
090 00502	1810 COLUMBIA AVE	ROLLING HILLS COMMUNITY CHURCH INC	SAME (other occupants)		\$1,598,100	\$2,132,000	\$3,730,100	\$1,492,040	\$750,436	201%	11.86	1986	143,255	\$134,747	\$14.88	\$314,510.96	05/28/05	\$6,674,000		
		GRAND TOTAL			\$50,516,700	\$38,874,800	\$89,391,500	\$35,741,885	\$13,801,121	163%	273.60		3,156,583	\$184,637	\$12.32	\$440,062.08	NA	NA		