

Tuesday, July 29, 2025

LOCATION

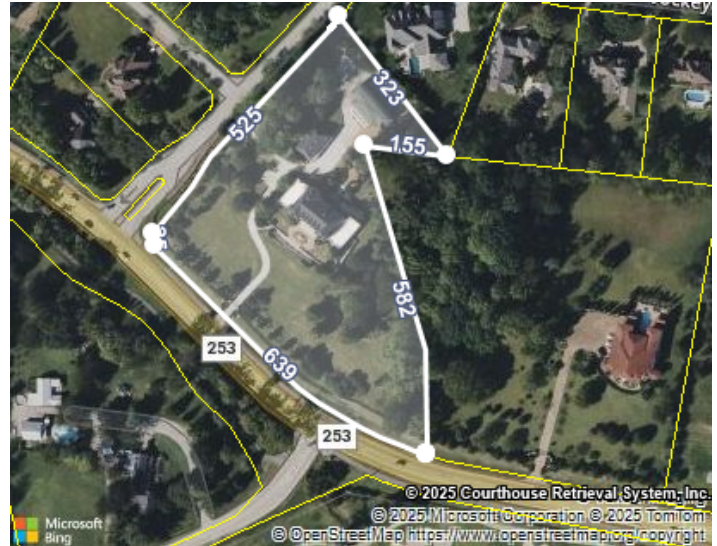
| | |
|-------------------------|---|
| Property Address | 9600 Concord Rd Brentwood, TN 37027-8468 |
| Subdivision | |
| County | Williamson County, TN |

PROPERTY SUMMARY

| | |
|-------------------------|---------------|
| Property Type | Residential |
| Land Use | Residential |
| Improvement Type | Single Family |
| Square Feet | 15181 |

GENERAL PARCEL INFORMATION

| | |
|-----------------------------|----------------|
| Parcel ID/Tax ID | 034 007.02 000 |
| Special Int | 000 |
| Alternate Parcel ID | |
| Land Map | 034 |
| District/Ward | Brentwood |
| 2020 Census Trct/Blk | 502.04/2 |
| Assessor Roll Year | 2024 |



CURRENT OWNER

| | |
|------------------------|---|
| Name | Forero Shaar Prop Inc |
| Mailing Address | 4313 Belle Mina Ln Franklin, TN 37064-8018 |

SCHOOL ZONE INFORMATION

| | |
|------------------------------------|----------|
| Edmondson Elementary School | 1.2 mi |
| Elementary: K to 5 | Distance |
| Brentwood Middle School | 5.1 mi |
| Middle: 6 to 8 | Distance |
| Brentwood High School | 4.8 mi |
| High: 9 to 12 | Distance |

SALES HISTORY THROUGH 07/11/2025

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|-----------|--------|-----------------------|----------------|------------|-------------|------------------------|
| 5/22/2023 | | Forero Shaar Prop Inc | Forero Alberto | | | |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|-------------------------------|-------------|------------------------------|-----------|-------------------|------|
| Appraisal Year | 2024 | Assessment Year | 2024 | Brentwood | 0.29 |
| Appraised Land | \$752,100 | Assessed Land | \$188,025 | Williamson | 1.88 |
| Appraised Improvements | \$2,513,500 | Assessed Improvements | \$628,375 | | |
| Total Tax Appraisal | \$3,265,600 | Total Assessment | \$816,400 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | SSD Taxes | Total Taxes |
|----------|------------|--------------|-----------|-------------|
| 2024 | \$2,367.56 | \$15,348.32 | \$0 | \$17,715.88 |

MORTGAGE HISTORY

| Date | Loan Amount | Borrower | Lender | Book/Page or Document# |
|------------|-------------|-----------------------|--------------------|------------------------|
| 01/06/2025 | \$2,000,000 | Forero Shaar Prop Inc | Wieck Paul L Trust | 9643/422 25000818 |

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

| | | | | |
|-------------------------------------|---------------|----------------|------------------------------|-----------|
| Type | Single Family | Condition | Average | Units |
| Year Built | 2000 | Effective Year | 2002 | Stories 2 |
| BRs | | Baths | F H | Rooms |
| Total Sq. Ft. | 9,423 | | | |
| Building Square Feet (Living Space) | | | Building Square Feet (Other) | |
| | | | Patio 288 | |
| | | | Patio 901 | |
| | | | Patio 928 | |

- CONSTRUCTION

| | | | |
|--------------------|------------------|-------------------|------------------|
| Quality | | Roof Framing | |
| Shape | | Roof Cover Deck | Asphalt Shingles |
| Partitions | | Cabinet Millwork | |
| Common Wall | | Floor Finish | |
| Foundation | Full Crawl Space | Interior Finish | |
| Floor System | | Air Conditioning | Central |
| Exterior Wall | | Heat Type | Central |
| Structural Framing | | Bathroom Tile | |
| Fireplace | Y | Plumbing Fixtures | 24 |

- OTHER

| | |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

PROPERTY CHARACTERISTICS: BUILDING

Building # 2

| | | | | |
|-------------------------------------|---------------|----------------|------------------------------|-----------|
| Type | Single Family | Condition | Average | Units |
| Year Built | 1994 | Effective Year | 2000 | Stories 1 |
| BRs | | Baths | F H | Rooms |
| Total Sq. Ft. | 1,664 | | | |
| Building Square Feet (Living Space) | | | Building Square Feet (Other) | |
| | | | Basement (unfinished) 1,664 | |

- CONSTRUCTION

| | | | |
|--------------------|---|-------------------|------------------|
| Quality | | Roof Framing | |
| Shape | | Roof Cover Deck | Asphalt Shingles |
| Partitions | | Cabinet Millwork | |
| Common Wall | | Floor Finish | |
| Foundation | | Interior Finish | |
| Floor System | | Air Conditioning | Central |
| Exterior Wall | | Heat Type | Central |
| Structural Framing | | Bathroom Tile | |
| Fireplace | Y | Plumbing Fixtures | 8 |

- OTHER

| | |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

PROPERTY CHARACTERISTICS: BUILDING

Building # 3

| | | | | |
|------------|---------------|----------------|---------|----------|
| Type | Single Family | Condition | Average | Units |
| Year Built | 2017 | Effective Year | 2017 | Stories2 |
| BRs | | Baths | F H | Rooms |

Total Sq. Ft. 4,094

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

| | | |
|--------------------|-------------------|------------------|
| Quality | Roof Framing | |
| Shape | Roof Cover Deck | Asphalt Shingles |
| Partitions | Cabinet Millwork | |
| Common Wall | Floor Finish | |
| Foundation | Interior Finish | |
| Floor System | Air Conditioning | Central |
| Exterior Wall | Heat Type | Central |
| Structural Framing | Bathroom Tile | |
| Fireplace | Plumbing Fixtures | 12 |

- OTHER

| | |
|-----------|----------------------|
| Occupancy | Building Data Source |
|-----------|----------------------|

PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature | Size or Description | Year Built | Condition |
|----------|---------------------|------------|-----------|
| Driveway | 10000 | 2000 | AVERAGE |

PROPERTY CHARACTERISTICS: LOT

| | | | |
|--------------------|------------------------|-----------------|---------|
| Land Use | Residential | Lot Dimensions | |
| Block/Lot | /1 | Lot Square Feet | 202,989 |
| Latitude/Longitude | 35.987340°/-86.736696° | Acreage | 4.66 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | |
|-----------------|---------------------------|
| Gas Source | Road Type |
| Electric Source | Topography |
| Water Source | District Trend |
| Sewer Source | Special School District 1 |
| Zoning Code | R-2 |
| Owner Type | Special School District 2 |

LEGAL DESCRIPTION

| | | | |
|-------------|--|----------------|-----------|
| Subdivision | | Plat Book/Page | 16/20 |
| Block/Lot | /1 | District/Ward | Brentwood |
| Description | Pb 16 Pg 20 Lot 0001 Subd Arndt Pb 65 Pg 60 Lot 0001 | | |

INTERNET ACCESS

courtesy of Fiberhomes.com

| Provider | Type | Confirmed | Advertised Top Download Speed | Advertised Top Upload Speed |
|----------|------|-----------|-------------------------------|-----------------------------|
|----------|------|-----------|-------------------------------|-----------------------------|

| | | | | |
|-----------------------|-----------|-----|-----------|-------|
| United Communications | FIBER | Yes | 2 Gig | 1 Gig |
| Xfinity | CABLE | No | 1200 Mbps | |
| Viasat | SATELLITE | No | 100 Mbps | |
| HughesNet | SATELLITE | No | 25 Mbps | |

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47187C0230G | 02/26/2021 |