

FIND LAND IN TN

Buyer Due Diligence Report

3202 Lego School Road · ± 26.4 Acres, Utilities In Place
Linden, Perry County, Tennessee · Map 119, Parcel 019.00 · MLS
3060568

Also styled 3202 Old Lego School Rd in some listing feeds; both refer to this parcel.

Prepared by

Jason Galaz

Find a Home & Find Land in Tennessee Team

Brokered by eXp Realty

This report compiles listing data, public assessment records, LandGate parcel analytics, soil mapping, and Tennessee Department of Environment and Conservation (TDEC) well and septic records to help buyers evaluate this property, including where to build, the status of the installed utility package, and the path to renewed septic approval. It is informational only. It is not a survey, appraisal, soil map, engineering study, inspection, or permit determination, and no outcome is guaranteed. Buyers should verify all items with licensed professionals and the agencies noted throughout. The preparing team represents the seller of this listing and of an adjoining listed tract; buyers should engage their own representation and advisors.

Equal Housing Opportunity

Executive Summary

3202 Lego School Rd is a 26.4-acre wooded corner tract in the river-bluff country of western Perry County, about 14 road miles west of Linden and roughly one straight-line mile from the Tennessee River. The parcel wraps the corner of Lego School Rd and New Era Bluff Rd with about 1,290 feet of paved county frontage, carries no zoning and no HOA per the listing, though the recorded deed is subject to a 50-foot access and utility easement (Deed Book D-7, Page 334), and pays \$56.00 per year in property tax under a Forest classification shown on the county tax notices. It last transferred May 19, 2020 (Deed Book D32, Page 131; \$67,000 per CRS Data) and is listed today at \$249,999 (Realtracs MLS 3060568, eXp Realty, active as of September 30, 2026).

For most rural Tennessee land, two questions decide everything: where will water come from, and will the ground take a septic system. This parcel arrives with both questions substantially answered. City water is reported active at the homesite with the supply line running along the road frontage, which is genuinely uncommon this far out. Electric service is installed: a 200-amp underground service with the power company meter set and a feed-through disconnect panel already energizing the storage building, with spare conduit stubbed toward the house site, per the seller's video walkthrough. Fiber internet is connected to the home build site. And in 2022 the state approved a conventional 3-bedroom septic system on the homesite bench: that construction permit has since expired, but the soils evaluation behind it is the hard part, and the file gives a renewal a clear head start (see the septic section for exactly what expired and what did not).

The honest counterweight is topography. This is hollow country: LandGate models the parcel's average slope at about 30 degrees with maximums near 61, and roughly 20 of the 26 acres are steep hollow walls mapped in class 7 soils. The buildable land is real but concentrated: about 6 acres of Biffe gravelly silt loam (soil score 75 of 100, the best in the area) forming the north bench where the utilities, the cleared homesite, and the approved septic area all sit, plus a ridge tongue running south from it. Buyers should price this as a served, build-ready homesite attached to 20 acres of privacy, timber, and habitat, not as 26 acres of usable ground.

Bottom line for buyers: The rarest ingredients of a rural build, city water, installed electric, fiber, and a state-evaluated septic site, are already in place on the north bench (Zone A on the maps). Verify the utility accounts in your own name, have TDEC reissue the expired septic construction permit before closing if possible, keep structures on Zones A and B, and treat the steep hollows as the privacy and recreation half of the property.

Property Snapshot

Location / parcel	3202 Lego School Rd, Linden TN 37096 · Perry Co. Map 119, Parcel 019.00 · corner of Lego School Rd and New Era Bluff Rd · approx. 35.4967, -87.9649
Acreage	25.53 ac per the recorded deed legal description (Deed Book D32, Page 131) and the CRS assessor file · 26.4 ac per the listing and 26.42 ac per LandGate GIS · the Perry County Trustee receipt dated 10/16/2025 lists Calculated Acres 37.0000 · the 2008 plat in the file (Plat Book P1, Page 69) surveys the land this parcel came from but predates the 2020 division; a new boundary survey of the tract as divided is the way to settle acreage and frontage
Roads / access	Frontage on Lego School Rd (a 50-foot right-of-way per the deed) · New Era Bluff Rd along the west line is described in a 2025 recorded deed for the adjoining tract as a 50-foot ingress-egress and utilities easement, not county maintained · the listing reports about 1,290 ft of paved county frontage; confirm frontage and road status with a survey and the Perry County Highway Department · gated entrance at the corner · gravel drive to the homesite · a second drive cut enters near the south corner
Zoning / restrictions	No county zoning · no HOA · MLS lists Restrictions NONE, but the recorded deed is subject to a portion of a 50-foot access and utility easement (Deed Book D-7, Page 334); the easement instrument was not in the seller's file, so have title counsel pull and map it · agricultural/residential use
Utilities	Public water listed on the TDEC septic application dated Jan 05, 2022 and shown at the property line on the 3/14/2022 permit drawing · electric supplier Meriwether Lewis Electric Cooperative (MLEC) per state electrical permit 2022030273; temporary 0-200 amp service inspection 556107932 passed 04/05/2022 and rough-in inspection 556199770 passed 07/20/2022 · fiber connected to the home build site (MLConnect) per the listing team · no water tap, MLEC account, or MLConnect service records were located · details and verification steps on the next page
Septic status	TDEC subsurface sewage permit issued 3/14/2022 for a conventional 3-bedroom system on the homesite bench · permit expired 3/14/2025 · reissue path described in the septic section
Structures	Storage building on site, powered per seller video · no dwelling
Terrain / cover	Elevation about 460 to 680 ft · wooded hollow-and-ridge ground · approx. 22.4 ac woodland, 3.6 ac developed/open corridor, small pasture remnant (LandGate/NLCD)
Taxes	\$56.00 per year per the Perry County Trustee (tax years 2022, 2024, and 2025) · the county notices list Classification: Forest, appraised value \$9,700, assessed value \$2,425 · no greenbelt application or approval was found in the seller's records; confirm the classification, enrollment date, and rollback exposure with the Perry County Assessor, and ask what filing keeps the status in place at transfer
Last transfer	May 19, 2020 (Deed Book D32, Page 131, confirmed by the 10/16/2025 Trustee receipt) · \$67,000 price and grantor per CRS Data, a secondary source · before the utility work described in this report
Listing	Active at \$249,999 · Realtracs MLS 3060568 · eXp Realty · owner financing considered per listing · earlier marketing periods used MLS 2887603 and 2505296

A note on the two road names: county records, the septic permit, and the CRS tax file all use Lego School Rd; several listing feeds style the address as Old Lego School Rd. Both names refer to this parcel at Map 119, Parcel 019.00. The road itself is named for the Lego geologic formation, a Silurian limestone member first described in this part of the Tennessee River valley; the geology section covers what that means for the ground under the parcel.

The Utility Package

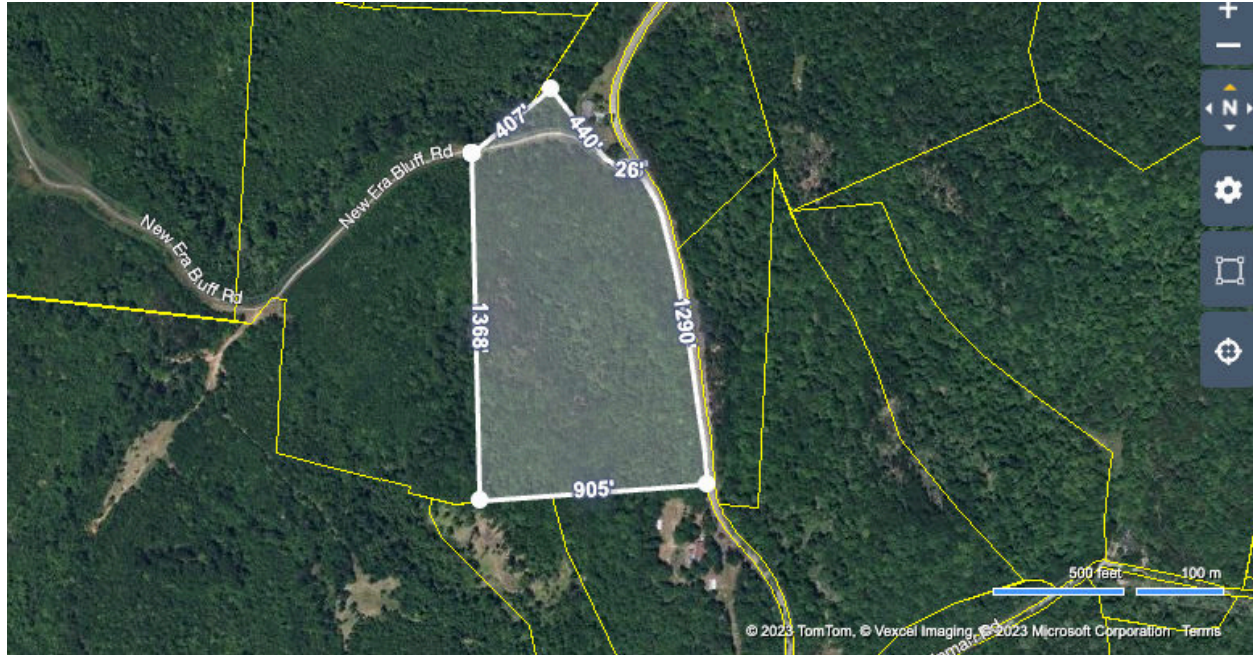
What separates this parcel from nearly every other wooded tract in western Perry County is that the expensive, slow, permission-dependent site work is already done. The table below lists each element, the source of the claim, and the verification step a buyer should complete. The listing describes the package as more than \$130,000 of completed infrastructure; that is a seller-advertised figure, and buyers who want to underwrite it should ask for invoices or itemized costs. The seller's records include the electrical permit and inspection letters, the septic application and permit, county tax notices, and the 2008 plat of the parent land; plan on a new boundary survey of the tract as divided.

Element	Status reported	Source	Buyer verification
City water	Tap active at the homesite; supply line runs along the road frontage	Listing; 2022 permit site drawing shows the public water line at the property line	Confirm provider account, meter status, and any transfer or tap fees with the City of Linden utility office
Electric	200-amp underground service with power company meter and a feed-through main-breaker panel serving the storage building (seller video). State electrical permit 2022030273 was issued March 31, 2022 and shows an expiration date of March 30, 2024. Every inspection performed under it passed: 556107932, Temporary Inspection 0-200, on 04/05/2022, the state's complete sign-off for the pedestal service now live at the property, and 556199770, Electrical Rough-In Inspection, on 07/20/2022. The file holds no final on permanent or dwelling service, which fits the record: the planned home was never built.	TN Department of Commerce and Insurance permit and inspection letters (State Fire Marshal's Office), reproduced in this report; seller video walkthrough	Ask the State Fire Marshal's Office (615-741-7170) for the status of permit 2022030273 and whether the service is still classed as temporary; the inspection letters state a new dwelling shall not be occupied until the Department has issued a Certificate of Occupancy; confirm service and account transfer with MLEC; have an electrician inspect the panel
Spare conduit	2-inch conduit stubbed toward the house site; 1.25-inch conduit run for pole lights; power available at the gate	Seller video walkthrough	Locate and camera or pull-test conduits during the inspection period
Fiber internet	Fiber connected to the home build site	Listing team, 9/30/2026; MLConnect serves this area	Confirm the active service and account transfer with MLConnect
Septic site	State-evaluated and previously permitted homesite bench (details next section)	TDEC permit file, 3/14/2022	Request permit reissue through the TDEC Columbia Environmental Field Office
Drive and gate	Gated entrance; gravel drive to the cleared homesite; second drive cut near the south corner	Listing; seller video; aerial imagery	Walk both entrances; confirm any driveway permits the county may want for new culverts
Storage building	On site and powered	Listing; seller video	Include in inspection; confirm it conveys

Why this matters: in this part of Tennessee the usual path from raw land to a livable homesite runs through a well (or a water district extension), an electric service application and trenching, a soils evaluation, and months of scheduling. Here the water is municipal, the trenching is done, the meter is set, and the state has already walked the septic ground once. A buyer's remaining work is administrative: transfer accounts, reissue the septic permit, and build.

The Seller's Document File: Survey, Deed, and State Inspections

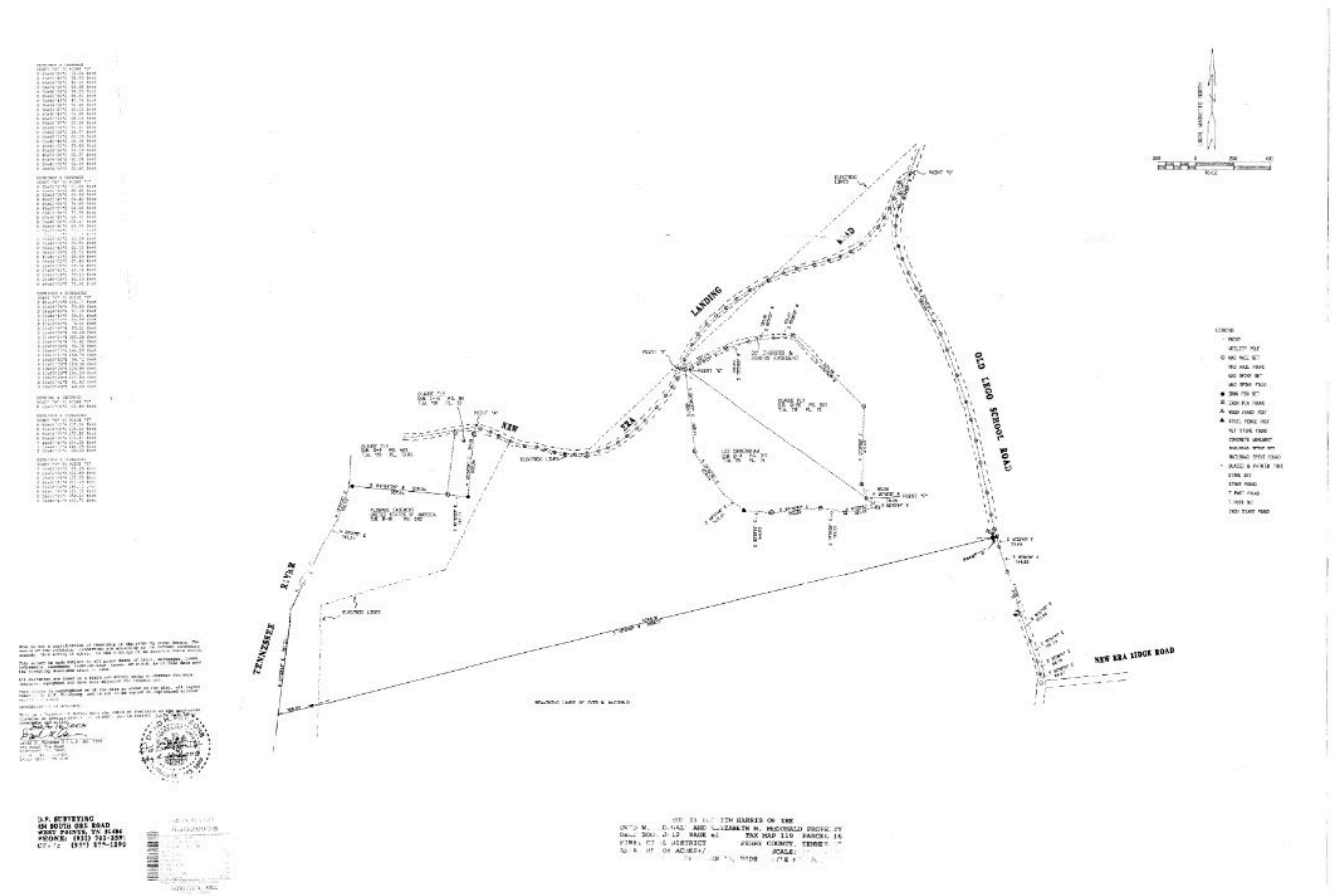
Beyond the county and state databases, the seller's own document file and the county records in the agent's email were pulled and reviewed for this report. Reproduced below are the measured boundary layout, the plat page the brochure labels as a survey, the recorded deed page, both state electrical inspection letters, the county tax records, and the original septic application. Together they settle, on paper, what was deeded, what the state inspected, and what the county actually bills. One caution runs through this section: the only survey in the file is the 2008 plat of the parent land, made before this tract was divided off, so a current boundary survey still belongs on the buyer's list.



Measured boundary layout from the seller's packet. North lines 407, 440, and 26 ft; west line 1,368 ft; east line 1,290 ft along Old Lego School Rd, matching the advertised 1,290 ft of frontage; south line 905 ft. Imagery credit 2023 TomTom, Vexcel Imaging, Microsoft.

The Recorded Plat in the File

The page labeled SURVEY is the recorded plat at Plat Book P1, Page 69: D.P. Surveying's 2008 survey for Tim Harris out of the Ovid McDonald property, then carried as Tax Map 119, Parcel 16. Harris is the grantor who conveyed this parcel in 2020 per CRS Data, so the plat sits in this tract's chain of title and shows the land the parcel came from. What it is not is a certified survey of the 25.53-acre tract as it exists today: it predates the 2020 conveyance and the current parcel number. Have the surveyor tie the deed's calls and monument caps to this plat, and commission a current boundary survey.



Recorded plat, Plat Book P1, Page 69 (D.P. Surveying, 2008), from the seller's file. Review the full-size recorded original during title work.

The Recorded Deed

The deed page reproduced on the next page is stamped Book D32, Page 131 in the Perry County register. It describes Map 119, Parcel 19.00 by metes and bounds along the westerly 50-foot right-of-way of Lego School Road, names the adjoining owners of record (Freeman, Deed Book D-4, Page 92; Phillips, Deed Book P-19, Page 1002; Conners Lake LLC, Deed Book D-23, Page 823; and Bell, Deed Book D-26, Page 600), and closes with two facts a buyer should carry straight into title work: the tract is subject to a portion of a 50-foot wide access and utility easement recorded in Deed Book D-7, Page 334, and it contains 25.53 acres within these bounds. The 25.53 figure is the legal acreage; the 26.4 in the listing is the GIS measurement. The Perry County Trustee's paid receipt of October 16, 2025 confirms the book, the page, and the May 19, 2020 deed date; the \$67,000 price and the grantor appear only in CRS Data, a secondary source.

State Electrical Inspections: Both Passed

State electrical permit 2022030273 was issued March 31, 2022 and carries a printed expiration date of March 30, 2024. Every inspection performed under it passed. Inspection 556107932 on April 5, 2022, a Temporary Inspection 0-200, approved the 200-amp underground pedestal service as ready to hook up; that approval is the state's complete sign-off for a pedestal service, which is why the meter is set and the power is live. Inspection 556199770 on July 20, 2022 passed the Electrical Rough-In on the ditch. Both list Meriwether Lewis Electric Cooperative as power supplier of record. What the file does not hold is a final on permanent or dwelling service, and nothing of the kind was built before the permit's expiration. The letters add that a new dwelling shall not be occupied until the Department issues a Certificate of Occupancy, so a buyer planning a home should ask the State Fire Marshal's Office what a new build will require on top of the service already in place.

The Septic Application

The state file also preserves the original application, signed January 5, 2022 with \$500 in fees paid (receipt 3821297974). It is the clearest picture of what the prior owner intended to build: a 1,500 square foot two-story home with an excavated basement and 12-foot wrap-around porches, 3 bedrooms, public water checked as the supply, and both the lot and the house site already staked. It also fixes the entrance: a gated entry marked 3202 at the corner of Lego School Road and New Era Bluff Road, the same corner shown in the build-zone maps earlier in this report.



DEED

CALDWELL, his heirs and assigns forever in fee simple, certain real property located in the 1st Civil District of Perry County, Tennessee, and which is bounded and described as follows, to-wit:

MAP 119, PARCEL 19.00

Beginning at a 1/2-inch iron rod with an identification cap (RLS 2393) found on the westerly right-of-way of Lego School Road (50-foot wide right-of-way) at the northeast corner of Donnie and Judy Freeman (Deed Book D-4, Page 92), the same being the southeast corner of the tract herein described and runs, thence North 81 degrees 08 minutes 42 seconds West, 562.95 feet with the northerly line of the aforementioned Freeman parcel to an angle iron found at the northeast corner of Roy and Betty Phillips (Deed Book P-19, Page 1002); thence North 77 degrees 52 minutes 01 seconds West, 364.47 feet with the northerly line of said Phillips parcel to an angle iron found at the southeast corner of Conners Lake, LLC (Deed Book D-23, Page 823); thence with the easterly line of said parcel as follows, North 04 degrees 41 minutes 31 seconds East, 1261.61 feet to a 1/2-inch iron rod with an identification cap (RLS 1335) found; thence North 27 degrees 15 minutes 58 seconds West, 41.04 feet to a 1/2-inch iron rod found; thence North 70 degrees 21 minutes 37 seconds East, 392.44 feet to a marked 14" poplar on the westerly line of Michael and Jacquelyn Bell (Deed Book D-26, Page 600); thence South 04 degrees 31 minutes 37 seconds West, 43.46 feet to a steel fence post found at the southwest corner of said parcel; thence South 46 degrees 42 minutes 32 seconds East, 239.56 feet with a chain link fence and the southerly line of said parcel to a steel fence post found; thence continuing with said southerly line as follows, South 35 degrees 00 minutes 24 seconds East, 117.50 feet to a 1/2-inch iron rod with an identification cap (RLS 1867) found; thence South 38 degrees 05 minutes 05 seconds East, 196.55 feet to a 1/2-inch iron rod with an identification cap stamped "Hinson 2034" set on the aforementioned Lego School Road westerly right-of-way; thence with said westerly right-of-way as follows, with a curve to the right having a radius of 775.47 feet, an arc length of 91.05 feet, and a chord bearing and distance of South 12 degrees 47 minutes 53 seconds East, 91.00 feet to a point; thence South 12 degrees 06 minutes 06 seconds East, 40.18 feet to a point; thence with a curve to the right having a radius of 3144.38 feet, an arc length of 183.66 feet, and a chord bearing and distance of South 07 degrees 44 minutes 01 seconds East, 186.63 feet to a point; thence South 06 degrees 01 minutes 59 seconds East, 102.78 feet to a point; thence with a curve to the right having a radius of 2628.44 feet, an arc length of 180.46 feet, and a chord bearing and distance of South 04 degrees 03 minutes 58 seconds East, 180.42 feet to a point; thence South 02 degrees 05 minutes 57 seconds East, 166.44 feet to a point; thence with a curve to the left having a radius of 1254.70 feet, an arc length of 75.91 feet, and a chord bearing and distance of South 03 degrees 49 minutes 57 seconds East, 75.90 feet to a point; thence South 05 degrees 33 minutes 57 seconds East, 36.62 feet to a point; thence with a curve to the right having a radius of 1411.66 feet, an arc length of 154.02 feet, and a chord bearing and distance of South 02 degrees 26 minutes 25 seconds East, 153.94 feet to a point; thence South 02 degrees 34 minutes 26 seconds West, 37.22 feet to a point; thence with a curve to the left having a radius of 466.91 feet, an arc length of 65.86 feet, and a chord bearing and distance of South 01 degrees 45 minutes 34 seconds East, 65.81 feet to the Point of Beginning.

The above described tract is subject to a portion of a 50-foot wide access and utility easement recorded in Deed Book D-7, Page 334 and contains 25.53 acres within these bounds as

Book D32 Page 131

Deed description page, Perry County Deed Book D32, Page 131.



STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
STATE FIRE MARSHAL
500 James Robertson Parkway, Nashville, TN 37243-1162

PASS

Electrical Inspection

Permit Number:	2022030273 Standard Electr	Inspection Number:	556107932
Customer Name:	TIMOTHY CALDWELL	Inspector:	RODEN, BLAINE
Customer Address:	3202 3202 Lego School Road LINDEN TN 37096	Inspection Type:	Temporary Inspection 0-200
County:	Perry	Inspection Start Date:	04/05/2022
Contractor Name:		Inspection End Date:	04/05/2022
Contractor Address:		Power Supplier:	1674-MERIWETHER LEWIS ELEC COOP
Contractor TN License #:		Permit Fee:	0

Inspections do not warrant workmanship. Any inspection performed by an employee, agent or contractor of the State of Tennessee is performed solely for the purposes of enforcing the applicable electrical codes adopted in Tenn. Comp. R. & Regs. 0780-02-01, and may utilize a spot check performance standard. This inspection is not a comprehensive home inspection service, which is the responsibility of the owner.

Remarks:
READY TO HOOK UP - - UNDERGROUND - - 200 AMP - - Temp Pedestal Service with 1 - 20 amp WR , TR GFCI
(SAME).....

A new one (1) or two (2) family dwelling or townhouse shall not be occupied until the Department has issued a Certificate of Occupancy pursuant to Tenn. Comp. R. & Regs. 0780-02-23-09.

The customer may request all inspections on www.core.tn.gov when the project is ready for the next inspection. For questions, comments, concerns or request inspections, please visit www.tn.gov/commerce/fire-prevention.html or call 615-741-7170.

Inspector:
RODEN, BLAINE

Date: 04/05/2022

Customer:
Not Available to Sign

Date: 04/05/2022



STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
STATE FIRE MARSHAL
500 James Robertson Parkway, Nashville, TN 37243-1162

PASS

Electrical Inspection

Permit Number:	2022030273 Standard Electr	Inspection Number:	556199770
Customer Name:	TIMOTHY CALDWELL	Inspector:	RODEN, BLAINE
Customer Address:	3202 3202 Lego School Road LINDEN TN 37096	Inspection Type:	Electrical Rough-In Inspection
County:	Perry	Inspection Start Date:	07/20/2022
Contractor Name:		Inspection End Date:	07/20/2022
Contractor Address:		Power Supplier:	1674-MERIWETHER LEWIS ELEC COOP
Contractor TN License #:		Permit Fee:	0

Inspections do not warrant workmanship. Any inspection performed by an employee, agent or contractor of the State of Tennessee is performed solely for the purposes of enforcing the applicable electrical codes adopted in Tenn. Comp. R. & Regs. 0780-02-01, and may utilize a spot check performance standard. This inspection is not a comprehensive home inspection service, which is the responsibility of the owner.

Remarks:
Rough in on Ditch

A new one (1) or two (2) family dwelling or townhouse shall not be occupied until the Department has issued a Certificate of Occupancy pursuant to Tenn. Comp. R. & Regs. 0780-02-23-09.

The customer may request all inspections on www.core.tn.gov when the project is ready for the next inspection. For questions, comments, concerns or request inspections, please visit www.tn.gov/commerce/fire-prevention.html or call 615-741-7170.

Inspector:
RODEN, BLAINE

Date: 07/20/2022

Customer:
Not Available to Sign

Date: 07/20/2022

State of Tennessee electrical inspection records for permit 2022030273. Left: temporary service inspection 556107932, PASS, April 5, 2022. Right: rough-in inspection 556199770, PASS, July 20, 2022.



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES**

**Land-Based Systems Unit
William R. Snodgrass – Tennessee Tower
312 Rosa L. Parks Ave., 11th Floor
Nashville, TN 37243-110**

APPLICATION FOR WATER RESOURCES SERVICES

**APPLICANT
COMPLETE QUESTIONS**

1. Service Requested (Check Service)	Fees Due
☒ Septic System Construction Permit	
☒ Dwelling	\$ 400.00 PAID
Commercial: gdp	\$ _____
System Modification	\$ _____
Repair	\$ _____
☒ Conventional Construction Inspection	\$ 100.00 PAID
Inspection Letter	\$ _____
Certificate of Verification	\$ _____
Water Sample	
Total Coliform	\$ _____
Fecal Coliform	\$ _____
Alternative System Permit	\$ _____
Alternative Construction Inspection	\$ _____
Large Conventional System Plan Review	\$ _____
Large Alternative System Plan Review	\$ _____
Experimental System Plan Review	\$ _____
Subdivision Evaluation: Lots:	\$ _____
Pumping Contractor – Septage Application	\$ _____

2. LANDOWNER:	APPLICANT:	Site Address:
Names: <u>Timothy Caldwell</u>	Names: <u>Timothy Caldwell</u>	Address: <u>3202 Lego School Road</u>
Address: <u>3202 Lego School Road</u>	Address: <u>3202 Lego School Road</u>	<u>Linden, Tennessee 37096</u>
<u>Linden, Tennessee 37096</u>	<u>Linden, Tennessee 37096</u>	
Day Phone: <u>[REDACTED]</u>	Day Phone: <u>[REDACTED]</u>	
Original Owner: _____	Email: <u>[REDACTED]</u>	

3. LOCATION OF LOT OR SITE: a) Subdivision Name: _____ Lot # _____

1500 sq ft two-story with basement and 12 ft wrap-around porches

b) In a subdivision? No Give specific directions and address to the lot or site gated entrance marked 3202 at corner of Lego School Road and New Era Bluff Road

c) Tax Map 119 Parcel 019.00

FOR SSDS PERMIT

4. ONLY: a) Size of lot 25.53 b) Number of Bedrooms 3 Bedrooms Added _____

c) How many occupants? 4 d) Excavated Basement? Yes X No _____

e) Basement Plumbing Fixtures? Yes _____ No X

f) Amount of water used monthly (gallons) _____

g) Water Supply: Public X Well _____ Spring _____

h) Is the lot staked? Yes If not, date it will be staked: _____

Is the house staked? yes If not, date it will be staked: _____

i) Installer, if known: _____

5. FOR INSPECTION LETTER ONLY AND CERTIFICATE OF VERIFICATION ONLY:

a) Age of house _____ b) Is house vacant? _____ How long? _____

c) Original sewage system inspected _____

d) Date of previous repairs _____ Inspected _____

e) Is wastewater "backing up" into plumbing fixtures? _____ Surfacing on the ground? _____

f) All wastewater including washing machines routed into septic tank _____

6. FOR WATER SAMPLE ONLY: a) Source of Supply: Spring _____ Well _____ Other _____

b) Is there an outside faucet? _____ c) Is the source chlorinated? _____

d) For Wells: Is the casing 6" above the ground? _____ Is a sanitary seal on the casing? _____

7. I certify that the above information is true and correct to the best of my knowledge; I have been authorized by the above name landowner to submit this application for Environmental Services to the Division of Water Resources.

DATE: Jan 05, 2022 SIGNATURE: Timothy Caldwell AMOUNT PAID: 500.00 RECEIPT NUMBER: 3821297974

CN-0971 (Rev. 1-18)

RDA's 2321 & 2403

TDEC application for water resources services, form CN-0971, filed January 5, 2022.

County Tax Records: Forest Classification

The Perry County Trustee's records close the tax question. The 2022, 2024, and 2025 notices each show Classification: Forest, an appraised value of \$9,700, an assessed value of \$2,425, and \$56.00 of tax. The paid receipt dated October 16, 2025 also carries the deed reference and a Calculated Acres figure of 37.0000, a county calculation to reconcile with the assessor alongside the deed's 25.53 acres.

Shane Copeland, Trustee
Perry County Trustee

2025 PROPERTY TAX STATEMENT
Perry County

Keep this portion for your tax records

This is your 2025 property tax notice. It is due and payable the first Monday in October and you have until 2/28/2026 to pay without interest.

Your portion of this statement, along with your cancelled check will serve as your receipt. Businesses may submit a photocopy of this notice when filing annual Business Tax returns to the Perry County Clerk.

IMPORTANT: Please return the coupon at the bottom with tax payment.

2025 PROPERTY TAX STATEMENT

MAP/PA: 01-119- -119- - -019.00- -000

Description:

SubDivision: Block: Lot: Acres: 0.0000

Block: Lot: Acres: 0.0000

Rollback years from 0 thru 0

EQ Factor: 0.0000

Recorded owner as of: 01/01/2025

Mailing Address: Caldwell Timothy
3202 Lego School Rd
Linden TN 37096

2025 PROPERTY TAX INFORMATION

Receipt Number: 2025 1246

PROPERTY TAX INFORMATION

Classification: Forest

Appraised Value: \$9,700.00

Assessed Value @ 25.00%: \$2,425.00

Land Value: \$9,700.00

Improvement Value: \$0.00

Tax Rate(s) per \$100 of assessment:

County: 2.2964 Tax Amt: \$56.00

SSD: 0.0000 Tax Amt: \$0.00

Rollback Taxes: \$0.00

Ad-Valorem Taxes: \$0.00

Misc. Tax/Fee: \$0.00

Total Taxes Due: \$0.00

TO AVOID INTEREST, TOTAL TAXES MUST BE PAID BY 02/28/2026

Date Paid: Amt. Check #

Shane Copeland, Trustee
Perry County Trustee

2025 PROPERTY TAX STATEMENT
Perry County

Make check payable to:
Perry County Trustee
Perry County Courthouse
P. O. Box 910
Linden, TN 37096

Receipt Number: 2025 1246 Mortgage Code: CO CITY

MAP/PA: 01-119- -119- - -019.00- -000 68

Property Address: Lego School & New Era Bluf

Total Taxes Due: \$0.00

Amount Remitted: \$

TO AVOID INTEREST,
TOTAL TAXES MUST BE PAID BY:
02/28/2026

202500012460000000000000

Please return this portion with your payment

Perry County Trustee
Property Tax Receipt

2025 Property Tax Receipt Drawer 1 - Shane

Receipt Date: 10/16/2025

Property Address: Lego School & New Era

Subdivision: 1 - 119 - - 119 - - 19.00 - - 0

Dimensions: Deed Book: D32 Page: 131 Date: 05/19/2020

Payment Method: State Tax Relief

Initials: SC

Drawer: 1

Group Code: 68

County: 68

City: 68

Mortgage: 68

SSD: 68

Fire Tax: 2.2964

Tax Rate: 2.2964

Land Value: 9,700.00

Improvement Value: 0.00

Per Prop Value: 0.00

Total Value: 9,700.00

Assess @ 25%: 2,425.00

2025

** Paid In Full **

County Tax 2.296 \$56.00

SSD Tax 0.0000 0.00

City Tax 0.00

Other Tax 0.00

Fee(s) 0.00

Tax Relief 0.00 -

Interest 0.00

Total Amount Due: \$56.00

Amount Paid: \$56.00

Balance Due: 0.00

Received of Payment Type Payment No

Caldwell Timothy A State Tax Relief

Caldwell Timothy A Check

Multiple Receipts Paid

** Paid In Full **

Duplicate

Shane Copeland, Trustee, Perry County Trustee

NOTICE: All unpaid balances are subject to interest if not paid in full by due date.
Please review your receipts to be sure all your parcels have been paid.

Perry County Trustee records. Left: 2025 property tax statement, Classification: Forest, appraised \$9,700, tax \$56.00. Right: paid receipt dated October 16, 2025 confirming Deed Book D32, Page 131 and the May 19, 2020 deed date, and listing Calculated Acres 37.0000.

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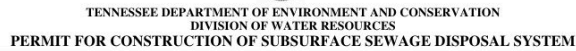
Septic: What Was Approved, What Expired, and the Path Back

On March 14, 2022, TDEC's Division of Water Resources issued a Subsurface Sewage Disposal System construction permit for this address (issued to the owner of record, evaluated by an environmental consultant and approved by the state). The approved design is a conventional system for a 3-bedroom home: a 900-gallon two-compartment tank and 330 linear feet of field line in four trenches, 36 inches wide and 24 inches deep with 12 inches of gravel, at a design absorption rate of 60 minutes per inch. A duplicate replacement area is sketched uphill of the primary field. The permit drawing places the house on the north bench fronting New Era Bluff Rd with a horseshoe drive, the tank 15 feet behind the house, and the field lines fanning toward Lego School Rd.

Two details in the file deserve attention. First, the inspector's note reads: keep the septic tank 15 feet and field lines 25 feet off the basement. That setback note tells you the state evaluated this site with a basement home in mind, useful knowledge if your plans include one. Second, the form's karst screening item is marked, which is consistent with the carbonate bedrock under this part of Perry County; TDEC applies standard separation rules in karst terrain and did so in approving this design.

The construction permit itself was valid for three years and expired on March 14, 2025. What expires is the authorization to construct, not the soils. If the approved area has not been disturbed, compacted, built over, or driven across, reissue is normally a routine matter of reapplying through the TDEC Columbia Environmental Field Office, which may re-verify the site. Buyers should make permit reissue (or written confirmation of the reissue path) a pre-closing task, and should not park equipment or stockpile material on the permitted field area in the meantime. Larger homes need more field line: if you plan 4 or more bedrooms, ask TDEC to evaluate the expanded footprint against the same bench. The seller reported in July 2025 that he was pursuing renewal with the state; no renewal application or reissued permit has been produced.

Plain English: The state looked at this exact bench and said yes to a conventional 3-bedroom system at a healthy 60 minutes per inch. The paperwork lapsed in March 2025; the dirt did not change. Budget a reapplication, keep the field area untouched, and confirm the reissue with TDEC Columbia EFO before you commit to a floor plan.

RDA 2403

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Septic Exhibit: Permit Site Drawing

Tennessee Department of Environment and Conservation - Division of Water Resources Permit for Construction of a Subsurface Sewage Disposal System	
Issued To: <u>Timothy Caldwell</u> Location: <u>3202 Lego School Road</u> <u>Linden 37094</u> Inspector: <u>Jamie Ray Env. Consultant</u> Date: <u>3/14/2022</u>	General Notes: - Please refer to the design specifications for the subsurface sewage disposal system on the first page of the construction permit. - Contact the local Division of Water Resources representative to schedule a final inspection. - All electric components (e.g., pump, alarm, etc.) for the subsurface sewage disposal system must be inspected and approved by the appropriate electrical inspector prior to requesting a final inspection. Documentation of the electrical inspection must be available during the final inspection.

* Keep septic tank 15 feet and fieldlines 25 feet off basement.

Public Water

Dup. Area

Septic Tank

House

DRIVE

DRIVE

New Era Bluff Road

← To Lego School Road

Page 2

*Not to Scale

CN-0762 (Rev. 08-19)

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Exhibit: permit site drawing (not to scale). House fronting New Era Bluff Rd with horseshoe drive; tank 15 ft behind the house; four field lines (60/70/100/100 ft) fanning toward Lego School Rd; duplicate area beyond; public water line along the property frontage; inspector note on basement setbacks.

The drawing is the most useful single page in the county's file on this land: it fixes the approved house location, the drive geometry, the field line fan, and the water line in one sketch, and it is the basis for Zone A on the maps that follow.

Soils and Buildable Ground

USDA soil mapping (as compiled by LandGate) divides the parcel into five units. One of them is the whole story. Biffe gravelly silt loam on 5 to 15 percent slopes (map unit BbC) covers about 6 acres, scores 75 of 100 in LandGate's land-score model (soil capability class 4), and sits exactly where the utilities, the cleared homesite, and the 2022 septic approval sit: the north bench and the ridge tongue running south from it. Everything else is steep: Gladdice-Rock outcrop-Mimosa complexes on 25 to 70 percent slopes (GdF, about 11.7 ac) and a similar class 7 complex (BSF, about 8.2 ac) form the hollow walls, with two minor units at the margins.

Unit	Acres	Class / score	What it is	What it means here
BbC	6.0	Class 4 · score 75	Biffe gravelly silt loam, 5-15% slopes; bedrock about 2.7 ft	The buildable bench: homesite, septic, garden, and any second site all belong on this unit
GdF	11.7	Class 7 · score 22	Gladdice-Rock outcrop-Mimosa complex, 25-70% slopes	East and south hollow walls; timber and habitat ground, not building ground
BSF	8.2	Class 7 · score 26	Steep stony complex, similar terrain	West hollow flank; same treatment as GdF
TbE / BbD	0.5	minor	Small steep and moderate remnants	Edges only; no planning weight

Two practical notes on BbC. Bedrock runs shallow, modeled around 2.7 feet, which is normal for these limestone benches: full basements often mean rock excavation, so get your excavator's opinion early and let the 2022 permit's basement setback note guide the pad location. And gravelly silt loam drains well, which is exactly why the 60 minutes-per-inch septic evaluation came back as strong as it did.

Slope statistics for the parcel as a whole (LandGate): average about 30 degrees, maximum about 61 degrees, elevation from roughly 460 feet in the hollow mouths to about 680 feet on the bench. Read those numbers together with the soil table and the picture is consistent: a high, dry, well-drained building bench attached to a steep, wooded amphitheater.

Where to Build: Zones A, B, and X



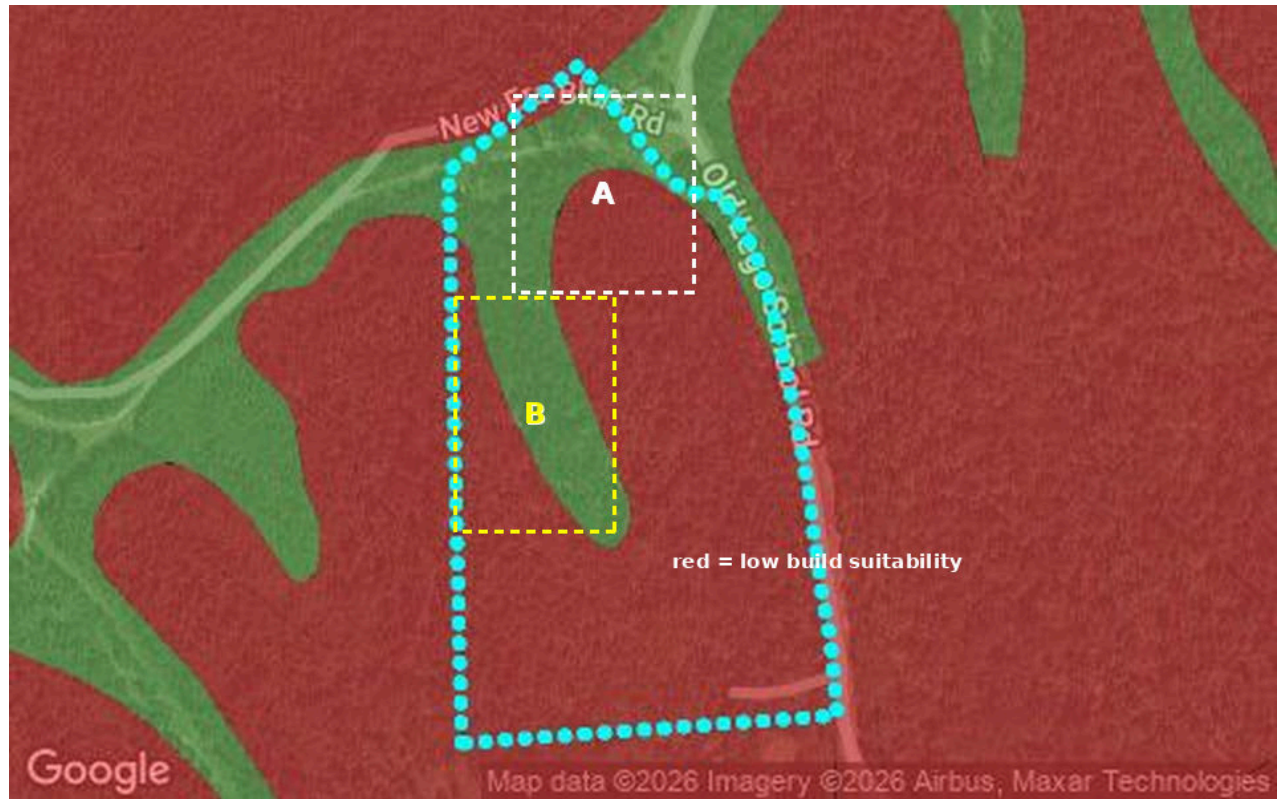
■ A homesite + approved septic area (2022 permit)
 ■ B ridge bench (best expansion ground)
 ■ X steep slopes, keep structures off
 ■ H house location per permit

Zone boundaries are illustrative planning aids drawn from LandGate layers and imagery. They are approximate and are not a survey.

Zone A: the north bench homesite with utilities in place and the 2022-approved septic area (H marks the house location from the permit drawing; the orange dot marks the gated corner entrance). Zone B: the ridge bench running south, the natural expansion ground. Zone X: steep hollow walls. A second road access enters near the south corner.

Zone A is where the money has already been spent: water at the frontage, the electric service and powered storage building, the cleared homesite, the horseshoe-drive geometry from the permit drawing, and the approved primary and duplicate septic areas. Build here first. Zone B is the same landform continuing south: a bench of workable ground suited to a shop, barn, orchard, garden plots, guest cabin, or a second homesite (a second dwelling means a second septic evaluation; the bench gives TDEC something to work with). Zone X is the rest of the parcel: hollow walls too steep for structures but exactly right for timber, wildlife, and the privacy that makes the bench feel remote. The second road access near the south corner is a quiet asset: it reaches the lower hollow for logging, hunting access, or a future trail network without routing traffic past the house.

Zone Check Against LandGate's Suitability Model



A over the cleared/served corridor B over the green ridge tongue red = LandGate low-suitability (steep)
 Zone boundaries are illustrative planning aids drawn from LandGate layers and imagery. They are approximate and are not a survey.

The same A and B outlines over LandGate's building-suitability layer: green marks the ground the model likes, red the ground it does not. The model and the state's 2022 septic evaluation agree on the same bench.

Independent checks landing on the same answer is what a buyer wants to see. The suitability model, the USDA soil lines, the seller's site work, and TDEC's 2022 evaluation all converge on the north bench and its southward tongue. Treat that convergence as the property's master plan: it was drawn by the land itself.

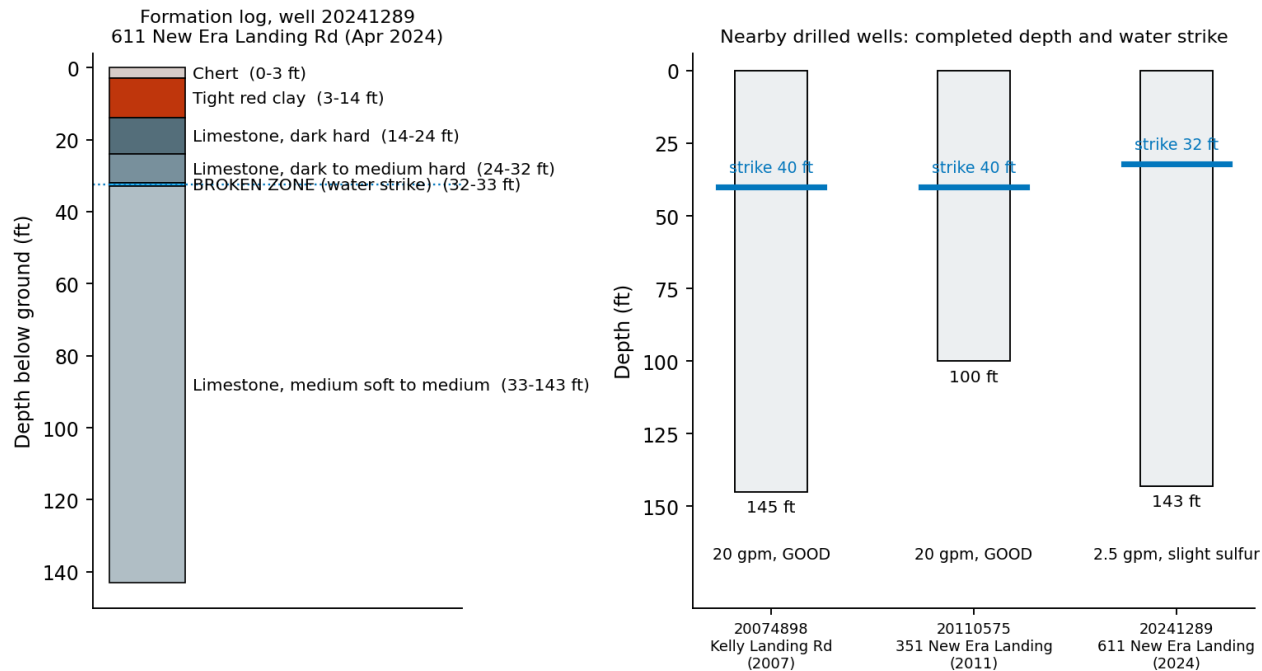
Water: City Tap First, Groundwater as Backup Knowledge

The headline is municipal: city water is reported active at the homesite, with the supply line shown along the property frontage on the 2022 permit drawing. Confirm the account, meter, and any transfer fees with the City of Linden utility office as a contract task. Because the parcel is served, no well is required; the groundwater picture below is included so a buyer knows what a backup or agricultural well would look like, and because it says good things about the ground.

A TDEC water-well map search at this address (September 30, 2026) shows no logged well on the parcel, which is the clean answer for a tract that has never had a dwelling. The nearest logged wells sit a third to half a mile north and west along New Era Landing Rd and Kelly Landing Rd, all in the same Pope quadrangle ninth as this parcel. (A 1992 Decatur County record plots just east of the parcel on the state map, but it is located only to a quadrangle corner, a known quirk of older records, and is not treated here as a neighboring well.)

Well / year	Location	Depth	Bedrock	Water strike	Yield / quality
20074898 (2007)	Kelly Landing Rd	145 ft	16 ft	40 ft	20 gpm · GOOD
20110575 (2011)	351 New Era Landing Rd	100 ft	25 ft	40 ft	20 gpm · GOOD
20241289 (2024)	611 New Era Landing Rd	143 ft	14 ft	32 ft (broken zone)	2.5 gpm · clear, slight sulfur

Groundwater picture near the parcel (TDEC records, Pope quad 0032SW-7)



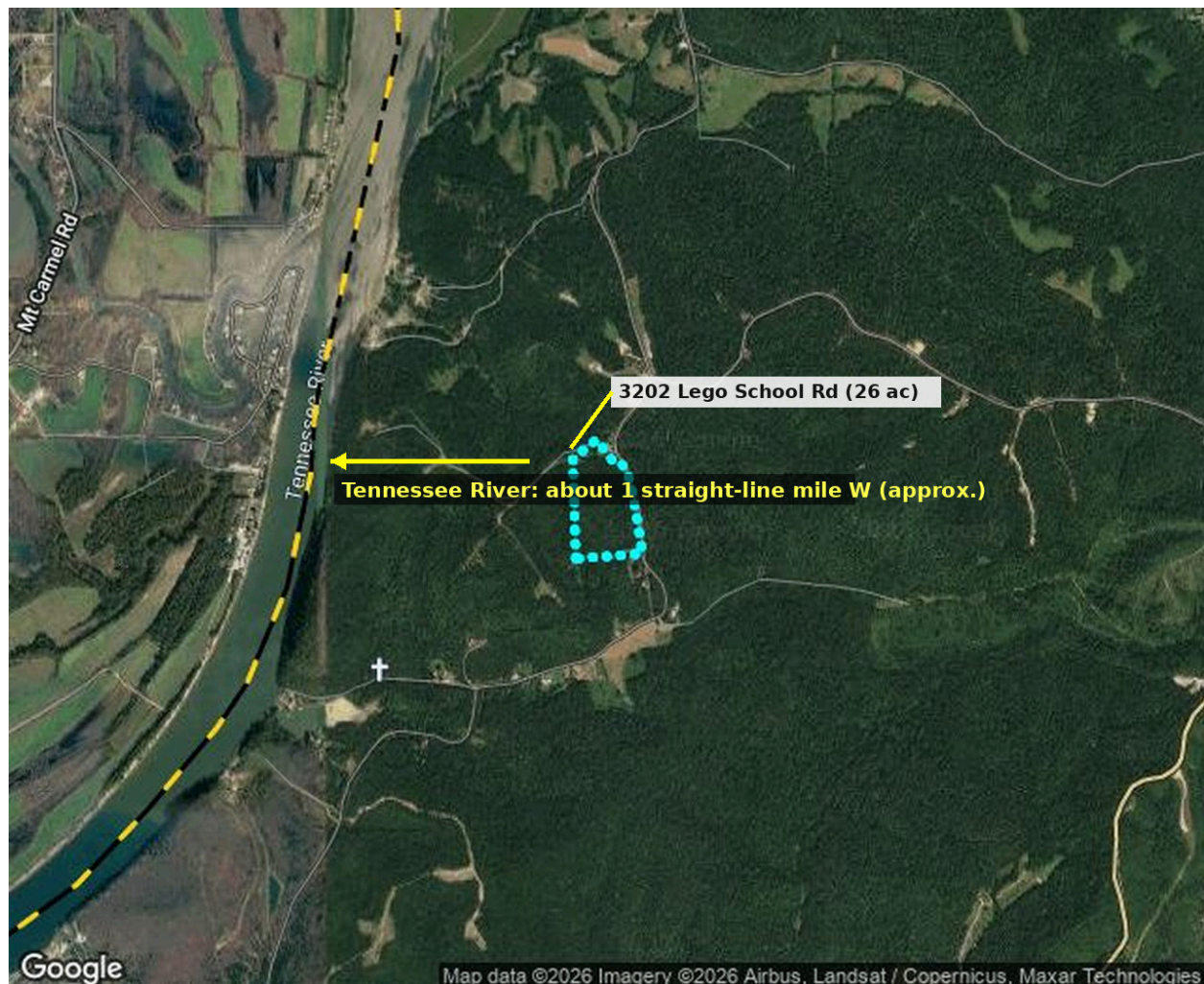
Left: the April 2024 driller's formation log a half mile northwest, the freshest look at what is under this ground. Right: the three nearby wells' completed depths and water strikes.

The pattern across all three wells: thin soil over limestone, water struck shallow (32 to 40 feet) in fractured carbonate rock, wells finished at 100 to 145 feet. Yields range from household-adequate to strong (2.5 to 20 gallons per minute), and the 2024 well noted a slight sulfur character, common in this rock. If a buyer ever adds a barn or garden well, this is favorable drilling: shallow strikes, modest depths, and no dry holes in the local record.

Terrain, Geology, and the Lego Formation

The road is named for the rock. The Lego Formation is a Silurian limestone member first described in this stretch of the western Tennessee River valley, and LandGate's geologic breakdown of the parcel maps about 54 percent Silurian carbonates (the Lego's family) with the balance in the Fort Payne and Chattanooga units that cap the higher ground. In practice that mix produces exactly the landscape you see: durable limestone benches, steep hollow walls where drainages have cut down through the rock, and the shallow bedrock noted in the soils section. It also explains the groundwater behavior next door (shallow strikes in fractured limestone) and the karst screening on the septic form.

Elevation runs from about 460 feet at the hollow mouths to about 680 feet on the bench, roughly 300 feet of relief inside 26 acres. The bench crest stands high above the Tennessee River bottoms about a mile west, which is where the listing's river views come from; the adjoining conservation-protected land to the north and west is what keeps that viewshed from ever being built out. Buyers who care about the view should stand on the bench in leaf-off season and see it for themselves.



Context: the parcel (outlined) sits about one straight-line mile east of the Tennessee River; the yellow dashed line follows the river along the county boundary. Public boat access in the New Era Landing and Kelly Landing area is a short drive west (the listing cites about three minutes; verify your preferred ramp).

Timber, Habitat, and Carbon

LandGate models about 25.7 acres of tree cover at roughly 60 percent canopy, a stand about 50 years old dominated by white oak and mixed oaks (on the order of 160 stems per acre each in the model), with sugar maple, red oak, and beech mixed in. That is a mast-heavy hardwood stand: the acorn production that feeds deer and turkey, on hollow terrain that funnels their movement, bordered by conservation land that will not be developed. As habitat it is close to ideal for a 26-acre tract. As timber it is a real but long-horizon asset: a walk-through cruise by a consulting forester (often a few hundred dollars) will date the stand and value it properly; oak of this age is typically worth managing, not liquidating.

Carbon programs are not a factor here and the honest report says so: LandGate models potential carbon revenue around \$59 per year on this acreage, which does not cover the paperwork. Solar and wind are likewise non-starters (about 1 buildable acre by the model's standards). This land's income potential is timber on a decades clock and, if a buyer chooses, short-term rental income from the bench.

Hazards and Risk, Stated Plainly

LandGate's regional risk indices flag what Middle Tennessee buyers should already expect: tornado and straight-line wind exposure both score high (90 of 100), earthquake moderate-high (78, this is the western edge of the state's seismic influence), wildfire moderate (58), and grid-outage risk moderate (57). Practical responses: build to wind-rated standards, consider a safe room in the basement the septic file already anticipates, and let the powered storage building host a generator transfer switch. The model also scores regional electricity cost high; MLEC is a member cooperative, and buyers should simply review its current rate schedule.

Flood: CRS Data reports FEMA Zone X, an area of minimal flood hazard (FIRM panel 47135C0350D, effective 9/29/2010), and the listing's flood page shows no flood hazard zone on the parcel; confirm the panel at the FEMA Map Service Center before relying on it. Zone X is not the same as no risk: the parcel's own drainages carry storm runoff down the hollows, and the building answer is the one this report already gives for other reasons: keep structures on Zones A and B, high above every drainage. Lenders typically do not require flood insurance in Zone X; confirm with your lender.

Area, Neighborhood, and Market Context

The setting is working rural river country. Linden, the county seat, is about 14 road miles east by the listed route (Hwy 13 to SR-128 to Cedar Creek Rd); the listing places Nashville about 90 minutes away. Public Tennessee River access sits minutes west in the New Era Landing and Kelly Landing area, Mousetail Landing State Park anchors the county's riverfront to the north, and Clifton Marina serves the far bank. Perry County markets its 210-day growing season, which matters for the homestead use case on the bench.

Two neighborhood facts a diligent buyer should know. First, the adjoining land: a 140.9-acre tract along New Era Bluff Rd carries a conservation easement, which is the protected border the listing references; it is separately listed for sale by the same team preparing this report, and its easement travels with the land regardless of owner. Second, the quarry: Matco Aggregates' Perry County Quarry sits at 4716 Lego School Rd, roughly 1.2 straight-line miles southwest. Its TDEC file (site 43963) shows two older discharge permits already inactive, and the current permit (expiring September 2027) had a Notice of Termination submitted in September 2026, consistent with a wind-down; the site's last TDEC inspection (August 2025) found it in compliance. Buyers sensitive to truck traffic should drive Lego School Rd on a weekday and confirm current operating status directly.

Market context, with sources and dates

Raw wooded land in Perry County has recently traded around \$2,000 to \$2,600 per acre: 2023 comparable sales near this parcel averaged about \$3,835 per acre including small-home properties (CRS Data, Nov 2023), and 2025 MLS activity showed raw tracts from about \$2,000 to \$2,600 per acre with roughly a 21-month absorption rate and median marketing times near 150 days (agent market analysis, late 2025; confirm current figures). Improved and build-ready tracts trade at a premium to raw dirt: a utilities-in comparison sale in the same analysis ran about \$5,700 per acre. Automated models price the dirt only: LandGate's component model values this parcel's raw land at about \$47,800, a figure that by design excludes the installed water, electric, fiber, drive, clearing, and evaluated septic site that this listing is priced on. The gap between raw-dirt math and the asking price is the utility package and build-ready status; buyers should weigh that package against quotes for reproducing it on a raw tract, and underwrite it with the verification steps in this report.

Highest and Best Use: Ranked

Every serious use of this parcel starts from the same fact: one served, state-evaluated bench attached to twenty steep, private, wooded acres. Ranked by fit:

- 1. Custom home or barndominium on the bench.** The land's own plan. Utilities in, drive in, homesite cleared, septic bench evaluated with a basement expressly contemplated in the permit file. A barndominium suits the shallow-bedrock bench especially well (slab or partial-basement designs). This use captures every dollar already in the ground.
- 2. Luxury short-term rental or river cabin.** River-adjacent privacy, conservation-protected views, and boat access minutes away are exactly what the rural STR market rents. No county zoning means minimal regulatory friction; confirm current county and state STR rules and tax registration before underwriting income.
- 3. Homestead / mini-farm.** The BbC bench takes gardens and small livestock; the 210-day growing season and city water remove the two usual homestead bottlenecks. Zone B is the pasture-conversion candidate; a farm pond in a hollow head is possible but takes engineering in karst-capable ground.
- 4. Hunting and recreation base.** A 50-year oak stand pouring mast into funneled hollows, next to 140 protected acres, with a second road access for quiet entry. As a turnkey camp, the powered storage building already works.
- 5. Long-horizon timber.** Managed white oak appreciates; stave-quality demand is real. This is the patient overlay on any of the uses above, not a standalone reason to buy 26 acres.

Full Capability Inventory

For completeness, every plausible use of this parcel, rated for fit. Unrestricted land supports all of them legally; the terrain and the numbers decide which ones make sense.

Use	Fit	Notes
Custom home / basement home	Prime	Zone A; utilities in; the 2022 septic evaluation expressly contemplated a basement
Barndominium / shop-house	Prime	Shallow-bedrock bench suits slab designs; 200-amp service already set
Guest cabin / second homesite	Good	Zone B bench; a second dwelling needs its own septic evaluation
Short-term rental	Strong	River-area privacy and protected views; confirm current county and state STR rules and tax registration
Homestead / mini-farm	Good	Gardens and small livestock on the bench; 210-day growing season; city water removes the usual bottleneck
Orchard / apiary / agroforestry	Good	Bench edges and woodland margins suit fruit trees and bees; mast-heavy woods complement both
Hunting / recreation base	Strong	50-year oak mast, funneled hollows, conservation border, second road access, powered building as camp
RV base camp	Immediate	Power and water at the homesite support a base while building; verify county rules on extended RV occupancy and wastewater
Glamping / small campground	Plausible niche	Bench sites plus hollow privacy fit the model; TDEC campground and wastewater permitting applies
Retreat / small venue	Limited	Terrain and two-lane rural access cap the scale
Managed timber	Long horizon	White oak stand worth managing rather than liquidating; cruise it first
Farm pond	Possible	Hollow-head siting takes engineering in karst-capable ground

Use	Fit	Notes
Investment hold / land bank	Strong	Forest-classified taxes of \$56.00 per year make this among the cheapest large-tract carries in the county; understand rollback at any use change
Solar or wind	No	About 1 modeled buildable acre; not viable
Carbon program	No	Modeled near \$59 per year, below the paperwork cost
Subdivision	Limited	One prime bench, not five; unrestricted on paper, constrained by the land

Buyer Checklist, in Order

- 1.** Walk the bench and both road entrances; stand on the homesite in the permit drawing and check the leaf-off river view.
- 2.** Commission a boundary survey. The plat in the seller's file (Plat Book P1, Page 69, reproduced in this report) is the 2008 survey of the land this parcel came from and predates the 2020 division. The deed (Book D32, Page 131, description page reproduced in this report) describes 25.53 acres by metes and bounds, the listing and GIS show 26.4 to 26.42 acres, and the 2025 county tax receipt lists 37.0000 calculated acres. Have the surveyor tie the deed calls to the recorded plat, recover the monuments, confirm road frontage, and locate the 50-foot access and utility easement referenced in Deed Book D-7, Page 334.
- 3.** Contact TDEC's Columbia Environmental Field Office: confirm the 2022 septic file for this parcel and start reissue of the expired construction permit; do not disturb the permitted field area meanwhile.
- 4.** Verify utilities in your own name: City of Linden water account and meter status; MLEC electric transfer and a licensed electrician's look at the 200-amp panel; MLConnect fiber service transfer; locate the stubbed conduits. Review state electrical permit 2022030273 (issued March 31, 2022; expiration date March 30, 2024) and its two passed inspections, 556107932 (Temporary Inspection 0-200, 04/05/2022) and 556199770 (Electrical Rough-In Inspection, 07/20/2022), both reproduced in this report. Every inspection performed passed; ask the State Fire Marshal's Office whether the service is still classed as temporary and what a new build will require.
- 5.** Ask the seller for the infrastructure cost documentation behind the advertised \$130,000+ figure.
- 6.** Title work: the MLS reports no restrictions, but the deed is subject to a portion of a 50-foot access and utility easement (Deed Book D-7, Page 334), an instrument not found in the seller's file; have counsel pull and map it, and review the adjoining tract's conservation easement as it touches your boundary.
- 7.** Confirm the tax classification with the Perry County Assessor. The 2022, 2024, and 2025 county notices show Classification: Forest with a \$9,700 appraisal and \$56.00 annual tax, but no greenbelt application or approval was found in the seller's records. Ask for the enrollment date, the rollback exposure, and what the buyer must file to keep the classification after transfer.
- 8.** Commission a timber cruise if the stand factors into your value math.
- 9.** If short-term rental is the plan, confirm current county and state STR requirements and tax registration.
- 10.** Get insurance quotes early, including wind coverage; CRS reports FEMA Zone X (minimal flood hazard), so confirm with your lender that no flood insurance is required.
- 11.** Drive Lego School Rd on a weekday to judge quarry-era truck traffic for yourself and confirm the quarry's current status.

Sources and Records

TDEC SSDS application and construction permit	Application dated Jan 05, 2022 (Tax Map 119, Parcel 019.00; lot size 25.53; 3 bedrooms; excavated basement; public water supply); permit issued 3/14/2022, valid 3 years, expired 3/14/2025; pages reproduced as exhibits
TDEC Water Well database	Address-area map search and driller report pulls, 9/30/2026: wells 20074898, 20110575, 20241289 (and 1992 record 92002258 noted as quadrangle-corner located)
LandGate parcel report	26.42 ac analytics: soils, slope, elevation, land cover, timber, geology, risk indices, component land value (September 2026)
CRS Data / MLS Tax Suite	Parcel 119 019.00; assessor acreage 25.53; last transfer 5/19/2020 at \$67,000 (D32/131); property report dated 2/18/2024; Nov 2023 comparable sales
Realtracs listing 3060568	Active listing content and price as of 9/30/2026; earlier periods under MLS 2887603 and 2505296; MAAR cross-listing 10183213
Seller video walkthrough	Source for electric service details (200-amp service, meter, disconnect panel, conduits, gate power); buyer verification steps listed in the utility table
TDEC site 43963 records	Matco Aggregates Perry County Quarry permits, inspection, and termination notice status
City of Linden / MLEC / MLConnect	Utility providers for verification: lindentn.org utilities office, Meriwether Lewis Electric Cooperative, MLConnect fiber
Seller document file (reviewed)	Produced and reviewed: electrical permit 2022030273 with its application, payment, and two inspection letters; TDEC septic application and permit; county tax notices; 10X16 storage building order (Backyard Outfitters order 405100, 03/16/2022); the 2008 parent-tract plat (Plat Book P1, Page 69). No survey of the tract as divided in 2020 was produced. Key pages reproduced in this report
Recorded deed	Deed Book D32, Page 131, Perry County Register of Deeds; dated 05/19/2020 per the Perry County Trustee receipt of 10/16/2025; legal description gives 25.53 acres and notes a portion of a 50-foot access and utility easement recorded in Deed Book D-7, Page 334; grantor Tim Harris and \$67,000 consideration per CRS Data
TN Commerce and Insurance electrical permit	Permit 2022030273, issued March 31, 2022, expiration March 30, 2024; inspection 556107932 (Temporary Inspection 0-200, PASS, 04/05/2022); inspection 556199770 (Electrical Rough-In Inspection, PASS, 07/20/2022); power supplier Meriwether Lewis Elec Coop
Perry County Trustee tax records	2022 tax notice, 2024 and 2025 tax statements, and 10/16/2025 paid receipt: \$56.00 per year; Classification: Forest; appraised \$9,700; assessed \$2,425; receipt lists Calculated Acres 37.0000
Agent market analysis	Perry County land activity summary, late 2025 (absorption, days on market, per-acre ranges); confirm current MLS statistics

Prepared September 30, 2026 by the Find a Home & Find Land in Tennessee Team, brokered by eXp Realty. This report is informational and is provided to assist buyer due diligence; it is not a survey, appraisal, engineering study, or permit determination. All measurements are approximate. The preparing team represents the seller of this listing and of the adjoining conservation-easement tract. Verify all items with the agencies and professionals identified above. Equal Housing Opportunity.