



BRANDON RICHARDS
THE PROPERTY COMPANY
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Thursday, February 23, 2023

LOCATION

Property Address	Camp Creek Cir TN
Subdivision	Longbranch Lakes At Fcf
County	Van Buren County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	036 104.00
Special Int	000
Alternate Parcel ID	
Land Map	036
District/Ward	03
2020 Census Trct/Blk	9250/2
Assessor Roll Year	2022



SCHOOL ZONE INFORMATION

Spencer Elementary School	9.2 mi
Primary Middle: Pre K to 6	Distance
Van Buren County High School	9.2 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 02/13/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/8/2019		Adkins Jon D	Long Branch Lakes Properties	Clerk And Master Deed		RB97/999

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022		
Appraised Land	\$46,400	Assessed Land		Van Buren	2.4
Appraised Improvements	\$4,200	Assessed Improvements			
Total Tax Appraisal	\$50,600	Total Assessment	\$12,650		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022		\$303.60	\$303.60

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Boat Dock	30X6	2007	POOR

Common Area

SALVAGE

PROPERTY CHARACTERISTICS: LOT

Land Use		Lot Dimensions	WPP LLC MINERAL TRACT 46-7
Block/Lot	/140	Lot Square Feet	57,499
Latitude/Longitude	35.720630°/-85.307880°	Acreage	1.32

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source		Topography	Rolling
Water Source		District Trend	Stable
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Longbranch Lakes At Fcf	Plat Book/Page	CAB1/246
Block/Lot	/140	District/Ward	03
Description	The Homesites Of The Lakes Section 1		

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.	47175C0150C	04/19/2010