

Monday, June 22, 2026

LOCATION

Property Address 10590 Lucky Rd
McMinnville, TN 37110

Subdivision

County Warren County, TN

PROPERTY SUMMARY

Property Type Agricultural

Land Use Agriculture And Related Activities

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 013 006.00

Special Int 000

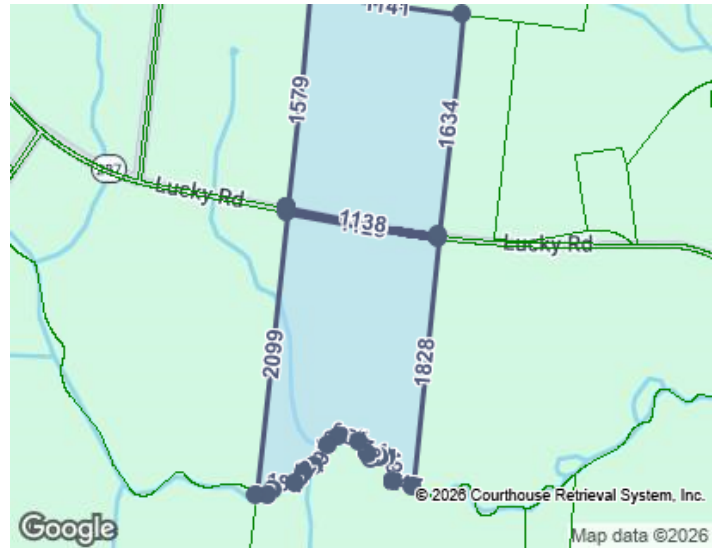
Alternate Parcel ID

Land Map 013

District/Ward 12

2020 Census Trct/Blk 9302.02/2

Assessor Roll Year 2025



CURRENT OWNER

Name Stewart Derwood

Mailing Address 179 Stewarts Ln
McMinnville, TN 37110-7639

SCHOOL ZONE INFORMATION

Dibrell Elementary School 4.1 mi

Primary Middle: Pre K to 8 Distance

Warren County High School 12.3 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 05/20/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/3/1997	\$125,000	Stewart Derwood		Warranty Deed		297/816
11/4/1988	\$82,000	Bratcher James C		Warranty Deed		255/249

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	Assessment Year	2025		
Appraised Land	\$208,100	Assessed Land		Warren	1.2091
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$208,100	Total Assessment	\$52,025		
Appraised Land Market	\$894,500	Exempt Amount			
Total Appraised Market	\$894,500	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025		\$629.03	\$629.03
2024		\$787.57	\$787.57
2023		\$787.57	\$787.57

2022	\$787.57	\$787.57
2021	\$787.57	\$787.57
2020	\$787.57	\$787.57
2019	\$899.12	\$899.12
2018	\$705.34	\$705.34
2017	\$705.34	\$705.34
2016	\$705.34	\$705.34
2015	\$705.34	\$705.34
2014	\$561.23	\$561.23
2013	\$561.23	\$561.23

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/15/1998	\$100,000	Bratcher James C	Stewart Derwood	350/222

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot		Lot Square Feet	3,702,585
Latitude/Longitude	35.817225°/-85.868020°	Acreage	85

Type	Land Use	Units	Tax Assessor Value
Crop		45	\$127,710
Rotation		30	\$69,540
Woodland 2		11	\$9,141
Woodland 2		3	\$1,746

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	12
Description	#8226		

INTERNET ACCESS

courtesy of Fiberhomes.com

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 above the 500-year flood level.	47177C0050D	09/26/2008
A	High	Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47177C0050D	09/26/2008