

Underwriting Detail Report

City of Manchester

TN

Location	Building	Address City	State	ZipCode	Occupancy	Added	ISO Code	Year Built	Square Footage	Num Stories	Alarm	Building Value	Contents	Total Value	Cost / Sq. Ft
1	1	Hwy 53 @ Deadman City Park Manchester	TN	37349	Wright Center	04/12/2011	1 2 04	1940's	6,087	1	N	\$200,323	\$10,000	\$210,323	\$32.91
1	2	Hwy 53 @ Deadman City Park Manchester	TN	37349	Restrooms/Concession	04/12/2100	1 2 04		1,482	1	N	\$116,494	\$7,500	\$123,994	\$78.61
1	3	Hwy 53 @ Deadman City Park Manchester	TN	37349	T-Ball Press Box & Field	04/12/2011	1 2 04		884	2	N	\$138,129	\$2,500	\$140,629	\$156.25
1	4	Hwy 53 @ Deadman City Park Manchester	TN	37349	American League Press Box & Field	04/12/2011	1 2 04		960	2	N	\$118,143	\$2,500	\$120,643	\$123.07
1	5	Hwy 53 @ Deadman City Park Manchester	TN	37349	National League Press Box \$ Field	04/12/2011	1 2 04		720	2	N	\$118,257	\$500	\$118,757	\$164.25
1	6	Hwy 53 @ Deadman City Park Mancheester	TN	37349	Fast Pitch Press Box & Field	04/12/2011	1 2 04		384	2	N	\$91,946	\$500	\$92,446	\$239.44
1	7	Hwy 53 @ Deadman City Park Manchester	TN	37349	Babe Ruth Press Box & Field	04/12/2011	1 2 04		880	2	N	\$147,199	\$500	\$147,699	\$167.27
1	8	Hwy 53 @ Deadman City Park Manchester	TN	37349	Pavilion #1	04/12/2011	1 1 04		1,200	1	N	\$21,480	\$0	\$21,480	\$17.90
1	9	Hwy 53 @ Deadman City Park Manchester	TN	37349	Pavilion #2	04/12/2011	1 1 04		624	1	N	\$5,090	\$0	\$5,090	\$8.16
1	10	Hwy 53 @ Deadman City Park Manchester	TN	37349	Pavilion #3	04/12/2011	1 1 04		1,144	1	N	\$13,547	\$0	\$13,547	\$11.84
1	11	Hwy 53 @ Deadman City Park Manchester	TN	37349	Pavilion #4	04/12/2011	1 1 04		414	1	N	\$4,208	\$0	\$4,208	\$10.16
1	12	Hwy 53 @ Deadman City Park Manchester	TN	37349	Storage Shed @ 01-07	04/12/2011	1 1 04		64	1	N	\$903	\$0	\$903	\$14.11

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1	13	Hwy 53 @ Deadman City Park Manchester	TN	37349	Deadman Park	04/12/2011	1 3 04			1	N	\$216,481	\$0	\$216,481	
1	14	Hwy 53 @ Deadman City Park Manchester	TN	37349	Storage Building	04/12/2011	1 2 04		442	1	N	\$12,221	\$0	\$12,221	\$27.65
1	15	Hwy 53 @ Deadman City Park Manchester	TN	37349	Shop	02/27/2012	1 2 04		1,410	1	N	\$38,987	\$0	\$38,987	\$27.65
2	1	1509 Hillsboro Highway Manchester	TN	37349	Municipal Fire House #1	04/12/2100	1 3 04	1985	8,800	2	N	\$821,644	\$75,000	\$896,644	\$93.37
2	2	1509 Hillsboro Hwy Manchester	TN	37349	Storage Shed	02/27/2012	1 3 04		420	1	N	\$4,095	\$0	\$4,095	\$9.75
2	3	1509 Hillsboro Hwy Manchester	TN	37349	Storage Shed	02/27/2012	1 1 04		80	1	N	\$1,128	\$0	\$1,128	\$14.10
3	1	200 West Front Street Manchester	TN	37349	City Hall	04/12/2011	1 4 04	1983	19,674	2	N	\$2,278,426	\$500,000	\$2,778,426	\$115.81
3	2	200 West Fort St. Manchester	TN	37349	Gazebo	02/27/2012	1 1 04		82	1	N	\$4,403	\$0	\$4,403	\$53.70
4	1	Freedom Drive Manchester	TN	37349	City Garage	04/12/2011	1 3 04		11,000	1	N	\$683,074	\$50,000	\$733,074	\$62.10
4	2	Freedom Dr. Manchester	TN	37349	Dog Pound	02/27/2012	1 2 04	1978	600	1	N	\$30,450	\$0	\$30,450	\$50.75
4	3	Freedom Dr. Manchester	TN	37349	Equipment Shed #1	02/27/2012	1 1 04		7,200	1	N	\$45,288	\$0	\$45,288	\$6.29
4	4	Freedom Dr. Manchester	TN	37349	Equipment Shed #2	02/27/2012	1 1 04		6,600	1	N	\$41,514	\$0	\$41,514	\$6.29

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4	5	Freedom Dr. Manchester	TN	37349	Equipment Shed #3	02/27/2012	1 1 04		2,880	1	N	\$17,539	\$0	\$17,539	\$6.09
4	6	Freedom Dr. Manchester	TN	37349	Sand Shed	02/27/2012	1 1 04		2,232	1	N	\$80,486	\$0	\$80,486	\$36.06
5	1	West High Street Manchester	TN	37349	Treatment Plant	04/12/2011	1 3 04			1	N	\$8,613,399	\$60,000	\$8,673,399	
5	2	West High Street Manchester	TN	37349	New Lab	07/01/2011	1 4 04	1986	2,049	1	N	\$329,073	\$0	\$329,073	\$160.60
5	3	West High St. Manchester	TN	37349	Main Plant Pumping Station	02/27/2012	1 3 04		132	1	N	\$977,676	\$0	\$977,676	\$7,406.64
5	4	West High Street Manchester	TN	37349	Headworks	07/01/2011	1 3 04			1	N	\$1,715,423	\$0	\$1,715,423	
5	5	West High Street Manchester	TN	37349	New Clarifier	07/01/2011	1 3 04			1	N	\$1,083,869	\$0	\$1,083,869	
5	6	West High Street Manchester	TN	35349	UV Building	07/01/2011	1 3 04	2011	1,280	1	N	\$1,201,510	\$0	\$1,201,510	\$938.68
5	7	West High Street Manchester	TN	37349	New RAS Pumping Station	07/01/2011	1 3 04	2011		1	N	\$626,110	\$0	\$626,110	
5	8	West High Street Manchester	TN	37349	Thickener	07/01/2011	1 3 04			1	N	\$542,534	\$0	\$542,534	
5	9	West High Street Manchester	TN	37349	South Digester	07/01/2011	1 3 04			1	N	\$735,739	\$0	\$735,739	
5	10	West High Street Manchester	TN	37349	North Digester	07/01/2011	1 3 04			1	N	\$735,739	\$0	\$735,739	

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5	11	West High Street Manchester	TN	37349	Sludge Building	07/01/2011	1 3 04		4,800	1	N	\$1,538,779	\$0	\$1,538,779	\$320.58
5	12	West High Street Manchester	TN	37349	Power Bldg	07/01/2011	1 4 04	2011	400	1	N	\$761,156	\$0	\$761,156	\$1,902.89
5	13	West High Street Manchester	TN	37349	Old Lab	07/01/2011	1 4 04		1,015	1	N	\$96,080	\$0	\$96,080	\$94.66
5	14	West High Street Manchester	TN	37349	Old Ras	12/16/2011	1 3 04			1	N	\$657,941	\$0	\$657,941	
5	15	West High Street Manchester	TN	37349	Equipment Storage	12/16/2011	1 3 04	1990's	6,000	1	N	\$106,091	\$0	\$106,091	\$17.68
5	16	West High Street Manchester	TN		Warehouse	12/16/2011	1 3 04	2004	5,560	1	N	\$356,640	\$0	\$356,640	\$64.14
5	17	West High Street Manchester	TN	37349	Equipement Storage	02/27/2012	1 3 04		1,080	1	N	\$36,178	\$0	\$36,178	\$33.50
5	18	West High Street Manchester	TN	37349	Repair Shop	02/27/2012	1 1 04	1989	1,500	1	N	\$52,947	\$0	\$52,947	\$35.30
5	19	West High Street Manchester	TN	37349	Old Electric Building	02/27/2012	1 4 04		345	1	N	\$12,441	\$0	\$12,441	\$36.06
6	1	David King Park Manchester	TN	37349	Concession Stand	04/12/2011	1 2 04		1,176	1	N	\$109,606	\$10,000	\$119,606	\$93.20
6	2	David King Park Manchester	TN	37349	Pavilion	02/27/2012	1 1 04		480	1	N	\$14,413	\$0	\$14,413	\$30.03
6	3	David King Park Manchester	TN	37349	Pavilion	02/27/2012	1 1 04		600	1	N	\$17,838	\$0	\$17,838	\$29.73

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6	4	David King Park Manchester	TN	37349	Field #6	02/27/2012	1 3 04			1	N	\$105,079	\$0	\$105,079	
6	5	David King Park Manchester	TN	37349	Field #7	02/27/2012	1 3 04			1	N	\$109,133	\$0	\$109,133	
6	6	David King Park Manchester	TN	37349	Field #8	02/27/2012	1 3 04			1	N	\$111,659	\$0	\$111,659	
6	7	David King Park Manchester	TN	37349	Field #9	02/27/2012	1 3 04			1	N	\$98,876	\$0	\$98,876	
6	8	David King Park Manchester	TN	37349	Storage Shed	02/27/2012	1 1 04		96	1	N	\$1,355	\$0	\$1,355	\$14.11
6	9	David King Park Manchester	TN	37349	Storage Shed	02/27/2012	1 1 04		160	1	N	\$2,258	\$0	\$2,258	\$14.11
7	1				Deleted Building					0		\$0	\$0	\$0	
8	1				Deleted Building					0		\$0	\$5,000	\$5,000	
9	1	129 Woodbury Highway Manchester	TN	37349	Fire hall #2	04/12/2011	1 3 04		3,800	1	N	\$290,306	\$3	\$290,309	\$76.40
10	1	1210 Oakdale Street Manchester	TN	37349	Office Space/Equipment Storage	04/12/2011	4 3 04		24,000	1	Y	\$962,548	\$25,000	\$987,548	\$40.11
11	1	r			Deleted Building					0		\$0	\$0	\$0	
12	1				Deleted Building					0		\$0	\$0	\$0	

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13	1				Deleted Building					0		\$0	\$0	\$0	
14	1	557 North Woodland Street Manchester	TN	37355	Recreation Complex	04/12/2011	4 4 04	2003	61,075	1	Y	\$9,637,148	\$500,000	\$10,137,148	\$157.79
14	2	557 North Woodland St. Manchester	TN	37355	Rotary Amphitheatre	02/27/2012	1 4 04	2011	766	1	N	\$93,405	\$0	\$93,405	\$121.94
14	3	557 North Woodland St. Manchester	TN	37355	Storage Shed	02/27/2012	1 1 04	2011	360	1	N	\$5,080	\$0	\$5,080	\$14.11
15	1	306 N Spring Street Manchester	TN	37349	Pumps & Motors	04/12/2011	1 3 04			1	N	\$112,454	\$102,912	\$215,366	
16	1	53 Duncan St. Manchester	TN	37349	7-11 Pump Station	04/12/2011	1 3 04	1960's	150	1	N	\$1,082,366	\$0	\$1,082,366	\$7,215.77
17	1	328 N Waite Street Manchester	TN	37349	Maintenance Building/ Storage	5 /29/2015	1			1		\$83,100	\$0	\$83,100	
18	1				Inland Marine	04/12/2011				0		\$0	\$0	\$839,906	
Grand Total														\$40,459,225	