



# CITY OF JEFFERSON CITY

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MITCH CAIN, MAYOR

JAMES A. GALLUP, CITY MANAGER

## Annexation Study Summary

Parcel 035 020.05

David Aranda

The requested annexation is located off Moody Rd. The parcel is an 11.67-acre parcel that is currently vacant and mostly wooded. This annexation request is for a single-family residence.

The parcel is outside of the Jefferson City Growth Boundary and would require an amendment of the growth boundary before proceeding with an annexation. The property is essentially land locked with access easement rights off City maintained Moody Rd.

The estimated assessed valuation of this single-family residential property is per the owner's estimate. The future home and accessory structures along with the land value is \$1,190,200.00 which would produce \$3,571.00 in property taxes annually.

This parcel will be serviced by the JCFD, with an estimated response time of 3-4 minutes. The addition of this residential parcel would require the addition of an additional fire hydrant to service the location. The cost estimate for the additional fire hydrant is \$6,000.00 to \$10,000.00 to be installed.

This parcel will be service by the JCPD, with an estimated response time of 2 and ½ minutes for private calls. The estimated total expense for police service to this additional dwelling is \$400.00 annually.

The utilities (water and sewer) for this parcel are in place but would require approximately 100 feet of extension to service the parcel. Including the addition of the fire hydrant the estimated cost to provide the utilities is \$16,000.00 to \$20,000.00. Electric is available and would be provided by AEC.

Annexation of this single parcel would require amending the growth boundary prior to annexation. Annexation of this single parcel would have little impact on the growth and development of Jefferson City.

Jeff Houston

A handwritten signature in blue ink, appearing to read "Jeff Houston".

City Planning Assist

Appendix A - Annexation Study Outlines

Study Area: Parcel ID: 035 020.05 Aranda  
Function: Planning  
Form 1

1. Population estimate: Currently 0 - est. 3-5
2. Land area, density per acre: 11.67 Acres - 1 Single Family Home proposed
3. Number of dwelling units — homes, trailers, apartments, etc.:  
1 plus Accessory Buildings
4. Names and types of businesses, manufacturing plants, beer taverns, etc.:  
None
5. Miles of streets with classification as to type, width, and condition (streets and highways maintained by the Department of Transportation should not be included):  
0 - would be a private Driveway utilizing an easement for Access.
6. What services are now available in the area, who provides them, and at what cost (not including county taxes)? Water and Sewer are available by Jefferson City at Moody Rd. Approx. 475' from property. AEC is Avail. for Electricity.
7. Do planning, zoning, codes, and subdivision regulations exist and are they enforced?  
Yes - Lot is Vacant but does fall under County Zoning. Currently Zoned A-1 in the County
8. Is any part of the area in a designated flood plain?  
No
9. Comment on the overall impact of annexation on the growth and development of the city:  
Annexation of this Single Parcel would require amending the growth Boundary prior to annexation. Annexation of this Single Residential Parcel would have little impact on growth and development of the City.

Study Area: Parcel ID: 035 020.05 Aranda (Single Family Home)  
Function: Revenue

Assessed Valuations

Residential and Farm Properties	\$ <u>1,190,200</u>
Commercial and Industrial Properties	\$ _____
Public Utilities	\$ _____

Revenue Estimates

Property Taxes	
Real and Personal Property	\$ <u>3,571</u>
Public utility taxes	\$ _____
Payments in lieu of taxes	\$ _____

Other local taxes	
Local option sales tax	\$ _____
Business Tax	\$ _____
Wholesale Beer Tax	\$ _____

State-Shared taxes	
Sales (\$_____/capita)	\$ _____
Gasoline and motor fuel (\$_____/capita)	\$ _____
Special tax on petroleum products (\$_____/capita)	\$ _____
Beer (\$_____/capita)	\$ _____
TVA in lieu (\$_____/capita)	\$ _____
Income	\$ _____

State Street Aid	\$ _____
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Permits, Fines, etc.	\$ _____
Refuse Collection Fees	\$ _____

Other Revenues

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Total Revenue	\$ _____
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Appendix A

Study Area: ID: Q35 020.05 Aranda (Single family home)  
Function: Fire Protection  
Form 5

1. Additional personnel needed, by rank	<u>0</u>
2. Total additional personnel cost, including fringe benefits	\$ <u>N/A</u>
3. Additional engines and equipment (amortize to obtain annual cost)	<u>N/A</u> \$
4. Increased operating expenses (supplies, gas, repairs, etc.)	\$ <u>N/A</u>
5. Hydrant rental (_____hydrants at \$_____per year)	\$ <u>* SEE COMMENTS BELOW</u>
6. Fire station (amortize to obtain annual cost)	\$ <u>N/A</u>
7. Cost of maintaining and operating station	\$ <u>N/A</u>
8. Other miscellaneous expenses	\$ <u>N/A</u>
<b>Total Annual Expense</b>	\$ <u>0</u>

Comment on the overall impact of annexation on the fire operation:  
\* WILL REQUIRE 1 ADDITIONAL FIRE HYDRANT TO BE INSTALLED DUE TO DISTANCE FROM CLOSEST, EXISTING HYDRANT.

# 6000  
with labor  
# 9,000.00

In calculating annexation costs, you may wish to estimate total needs to provide fire protection to all the annexation study areas and prorate this cost to each area.

Response Time est: STATION 1 - 3-4 MINUTES

 2/11/2020

Appendix A

Study Area: ID: 035 020.05 Aranda (single family home)  
Function: Police Protection  
Form 4

1. Additional personnel needed, by rank	<u>1005 Officers</u>
2. Total additional personnel cost, including fringe benefits	\$ <u>400</u>
3. Additional cars and equipment (amortize to obtain annual cost)	\$ _____
4. Increased operating expenses (supplies, gas, repairs, etc.)	\$ _____
5. Other miscellaneous expenses	\$ _____
<b>Total Annual Expense</b>	\$ <u>400</u>

Comment on the overall impact of annexation on the police operation:

*Based on a population of 2 residents*

In calculating annexation costs, estimate total needs to provide police protection to all the annexation study areas, and then prorate this cost to each area.

*Response Time est. 2.5 minutes for priority call*

**David J. Aranda**  
132 Crooke Road  
Jefferson City, TN 37760  
Davidjaranda@outlook.com  
865-765-2247

01/24/2025

**City of Jefferson City**  
**City Council**

Dear Members of the City Council,

I, David Joshua Aranda, the owner of the property located at Moody Road Off, Jefferson City, TN (960 Moody Road; Parcel 035 020.05), respectfully submit this formal request for the annexation of my property into the corporate limits of the City of Jefferson City, Tennessee.

I believe that annexing my property will contribute to the continued growth and development of the city. I would greatly appreciate your consideration of this matter, and I am available to provide any additional documentation or information if required.

Please find below my signature as an indication of my consent to this annexation request. Additionally, I am requesting that a notary public be present to acknowledge my signature.

Thank you for your time and attention to this request. I look forward to hearing from you and discussing any necessary steps in the annexation process.

Sincerely,

 1/24/2025

David J. Aranda

**State of Tennessee**  
**Jefferson County**

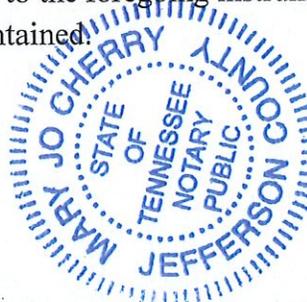
On this 24<sup>th</sup> day of Jan, 2025, before me, a Notary Public, personally appeared David J. Aranda, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

**Notary Public**

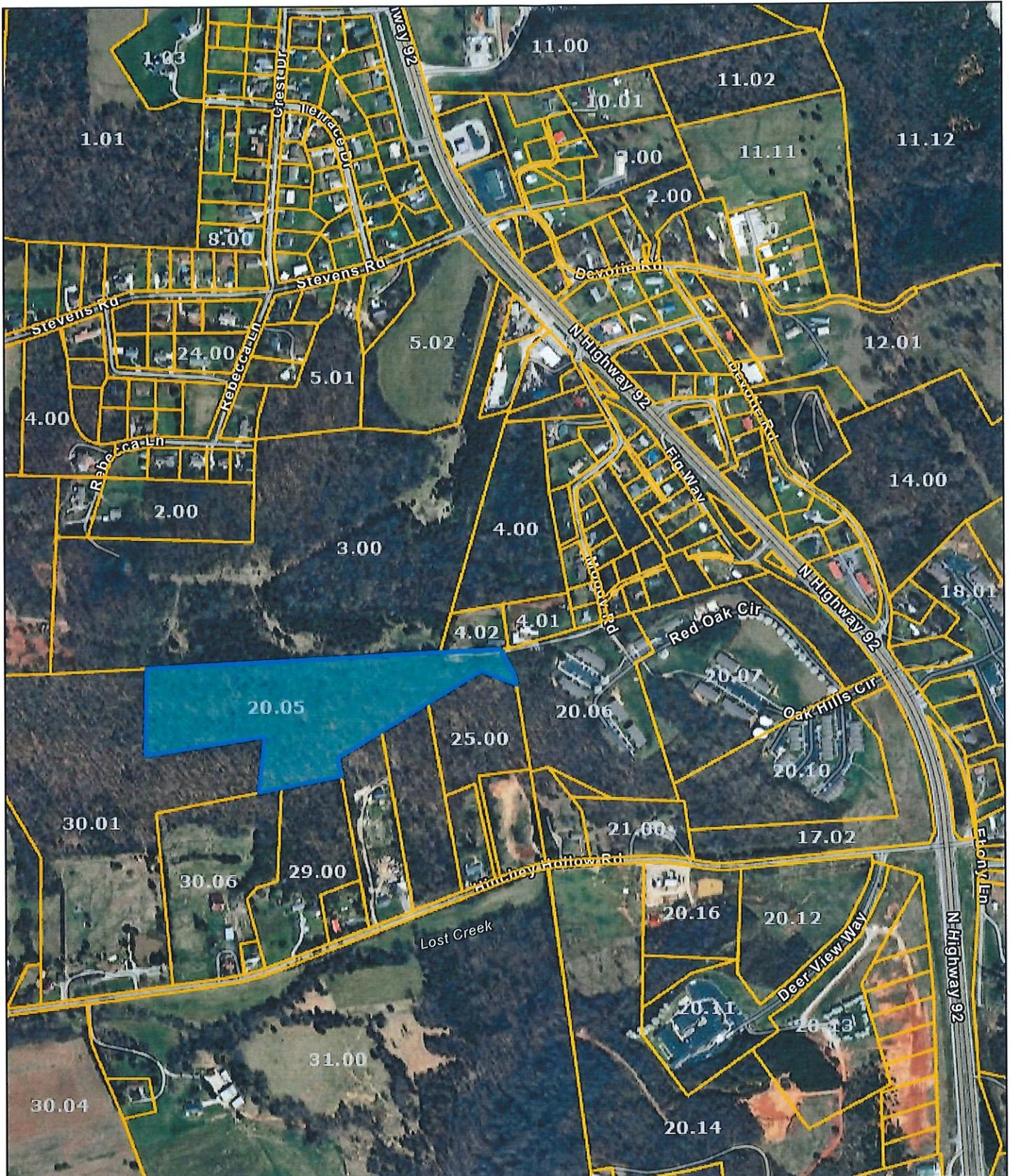
My Commission Expires: 2-22-26

[Notary Seal]



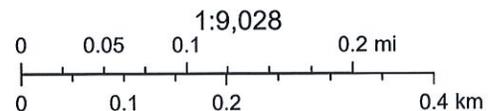


# Jefferson County - Parcel: 035 020.05



Date: February 10, 2025

County: JEFFERSON  
Owner: ARANDA DAVID J & CHARISSA J  
Address: MOODY RD OFF  
Parcel ID: 035 020.05  
Deeded Acreage: 11.67  
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

[GIS Map](#)[PDF](#)[Return to Results](#)

# Parcel Details

**JEFFERSON COUNTY, TN | TAX YEAR 2025**

## Property Owner and Mailing Address

**January 1 Owner**

ARANDA DAVID J & CHARISSA J  
132 CROOKE RD  
JEFFERSON CITY TN 37760

## Value Information

<b>Land Market Value:</b>	\$90,200
<b>Improvement Value:</b>	\$0
<b>Total Market Appraisal:</b>	\$90,200
<b>Assessment Percentage:</b>	25%
<b>Assessment:</b>	\$22,550

## General Information

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 04  
**Number of buildings:** 0  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL

## County Information

<b>County Number:</b>	<b>Reappraisal Year:</b>
045	2024

## Property Location

**Address:** MOODY RD OFF

<b>Control Property Map: Interest:</b>	<b>Group: Special Identifier:</b>	<b>Parcel:</b>
035	020.05	000

## Additional Information

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** J01  
**Number of mobile homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

Outbuildings & Yard Items

Building/Card#	Type	Description	Units
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Sale Information

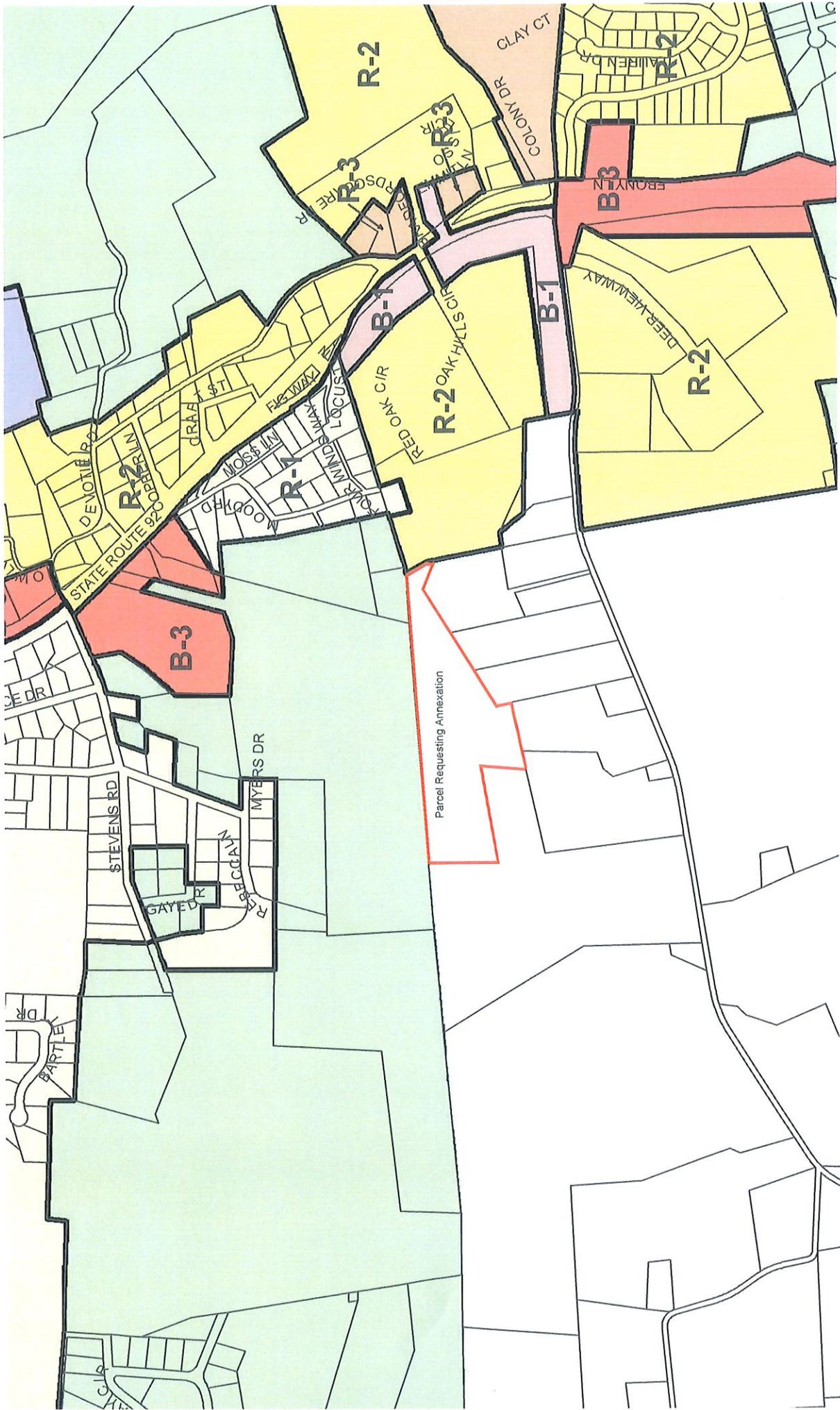
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument ?	Qualification
3/27/2024	\$145,000	1808	186	V - VACANT	WD - WARRANTY DEED	J - ESTATE SALE
2/25/2022	\$55,000	1676	283	V - VACANT	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
1/7/2020	\$0	1513	173		TR - TRUSTEE'S DEED	-
9/16/2008	\$0	957	191		QC - QUITCLAIM DEED	-
7/30/1981	\$0	262	335		-	-
6/8/1979	\$0	243	93		-	-



Land Information

**Deed Acres:** 11.67      **Calculated Acres:** 0      **Total Land Units:** 11.67

Land Code	Soil Class	Units
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R-2

R-2

R-3

B-3

B-1

R-2

R-2

R-3

B-3-3

Parcel Requesting Annexation

R-2

R-2