

**Sevier (078)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 BUSTOS TERESA M &  
 ERIC BUSTOS TRUSTEE  
 1655 CHIANTI LANE  
 BRENTWOOD CA 94513

Current Owner

**KINGS HILLS BLVD 642**  
 Ctrl Map: 094G    Group: A    Parcel: 001.00    Pl:    SI: 155

**Value Information**

**Land Market Value:** \$100,000  
**Improvement Value:** \$583,500  
**Total Market Appraisal:** \$683,500  
**Assessment Percentage:** 40%  
**Assessment:** \$273,400

**Subdivision Data**

**Subdivision:** EAGLES RIDGE RESORT  
**Plat Book:** LM2    **Plat Page:** 138    **Block:**    **Lot:** 0099

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:** 576  
**Special Service District 1:** 000  
**District:** 05  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** PIGEON FORGE  
**Special Service District 2:** 000  
**Neighborhood:** P03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-2

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X36	288

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 1

Land Code	Soil Class	Units
06 - RES RESORT		1.00

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2+ - ABOVE AVERAGE +  
**Square Feet of Living Area:** 1498  
**Foundation:** 04 - SPECIAL FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 13 - PANELING CUSTOM  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Stories:** 2.00  
**Actual Year Built:** 2000  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	936
BMF - BASEMENT FINISHED	936
SPF - SCREEN PORCH FINISHED	288
OPF - OPEN PORCH FINISHED	288
USH - UPPER STORY HIGH	936

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
5/2/2025	\$695,000	6707	728	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
1/19/2022	\$0	6017	97		QC - QUITCLAIM DEED	-
1/19/2022	\$0	6009	787		PR - PERSONAL REP DEED	-
11/20/2017	\$0	5055	258		QC - QUITCLAIM DEED	-
9/5/2012	\$145,000	3975	68	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
6/9/2011	\$0	3745	801		-	-
3/30/2009	\$360,000	3322	565	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
12/2/2008	\$368,999	3280	652	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
6/18/2008	\$404,736	3119	771	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
3/30/2000	\$0	1045	340		-	-
11/26/1993	\$0	510	559		-	-