

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**

Jan 1 Owner  
 HENSLEY WILLIAM ETAL  
 % CHARLES SANDERS  
 286 BLUFF ROAD  
 BLOUNTVILLE TN 37617

Current Owner

**BLUFF RD 286**  
 Ctrl Map: 033E    Group: A    Parcel: 004.20    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$37,100  
**Improvement Value:** \$395,300  
**Total Market Appraisal:** \$432,400  
**Assessment Percentage:** 25%  
**Assessment:** \$108,100

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 06  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** V01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 4.71    **Calculated Acres:** 0    **Total Land Units:** 4.71

Land Code	Soil Class	Units
01 - RES		4.71

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2140  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1965  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	2,140
BMF - BASEMENT FINISHED	1,037
OPF - OPEN PORCH FINISHED	240
OPF - OPEN PORCH FINISHED	152
CPF - CARPORT FINISHED	506
OPU - OPEN PORCH UNFINISHED	234

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UUU - UTILITY ROOM UNF/GARAGE UNF	24X30	720
1	PUO - OPEN PORCH UNFINISHED	9X16	144
1	WDK - WOOD DECK	9X12	108
1	STP - STOOP	4X8	32
1	ASH - ATTACHED SHED	16X20	320
1	PTO - PATIO	8X8	64
1	WDK - WOOD DECK	8X23	184

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/31/2022	\$0	3532	1986		QC - QUITCLAIM DEED	-
11/1/2000	\$125,000	1572C	16	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/11/1991	\$73,000	757C	481	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/8/1989	\$0	674C	191		-	-
5/18/1984	\$0	398C	637		-	-