

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

Jan 1 Owner  
 CAVIN JANICE &  
 JENNIFER C MCNUTT  
 475 SHADOWTOWN RD  
 BLOUNTVILLE TN 37617

Current Owner

**SHADOWTOWN RD 469**  
 Ctrl Map: 064    Group:    Parcel: 051.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$102,000  
**Improvement Value:** \$206,600  
**Total Market Appraisal:** \$308,600  
**Assessment Percentage:** 25%  
**Assessment:** \$77,150

**Subdivision Data**

**Subdivision:**  
 GH PULLON ESTATE REPLAT  
**Plat Book:** 59    **Plat Page:** 364    **Block:**    **Lot:**

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 07  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 11.58	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 11.58
Land Code	Soil Class	Units
04 - IMP SITE		11.58

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 8 - HEAT AND COOLING PKG  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1288  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1976  
**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:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 02 - BELOW AVG  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,288
EPF - ENCLOSED PORCH FINISHED	176
OPF - OPEN PORCH FINISHED	456
CPF - CARPORT FINISHED	390
GRU - GARAGE UNFINISHED	338

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X29	290
1	UTB - UTILITY BUILDING	12X24	288
1	PFO - OPEN PORCH FINISHED	4X10	40

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/20/2024	\$0	3630	2966		QC - QUITCLAIM DEED	-
1/17/2020	\$0	3366	1440		DC - DEED OF CORRECTION	-
3/8/2016	\$0	3192	45		-	-
12/11/2003	\$0	2050C	522		-	-
8/31/1988	\$0	WB45	145		-	-
3/6/1969	\$0	321A	429		-	-