

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

Jan 1 Owner  
 CANOVA FRANK JR &  
 FRANCES LAINE CANOVA  
 101 CHARLTON CT  
 BLUFF CITY TN 37618

Current Owner

**CHARLTON CT 101**

Ctrl Map: 067P    Group: B    Parcel: 042.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$43,600  
**Improvement Value:** \$525,100  
**Total Market Appraisal:** \$568,700  
**Assessment Percentage:** 25%  
**Assessment:** \$142,175

**Subdivision Data**

**Subdivision:**  
 APPLE VALLEY ESTATES SEC 1  
**Plat Book:** 38    **Plat Page:** 97    **Block:** C    **Lot:** 1

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** BRISTOL  
**City #:** 090    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** B01  
**District:** 04    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0.44	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 0.44
Land Code	Soil Class	Units
01 - RES		0.44

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 3116  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 03 - U-SHAPED

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:**  
 1996  
**Plumbing Fixtures:**  
 11  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,085
BMF - BASEMENT FINISHED	1,210
OPF - OPEN PORCH FINISHED	216
OPF - OPEN PORCH FINISHED	55
GRF - GARAGE FINISHED	875
USH - UPPER STORY HIGH	1,535
ATF - ATTIC FINISHED	550

**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>
6/29/2022	\$475,000	3516	535	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/31/2006	\$337,000	2466C	609	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/16/2005	\$340,000	2333C	539	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/30/1999	\$309,000	1485C	646	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/17/1995	\$19,900	1045C	204	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED