

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

Jan 1 Owner  
 REDUS FAMILY LIMITED  
 PARTNERSHIP  
 145 E SPRING ST STE B-2  
 COOKEVILLE TN 38501

Current Owner  
**HWY 75 2002**  
 Ctrl Map: 079    Group:    Parcel: 086.06    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$112,900  
**Improvement Value:** \$211,600  
**Total Market Appraisal:** \$324,500  
**Assessment Percentage:** 40%  
**Assessment:** \$129,800

**Subdivision Data**

**Subdivision:**  
 HOLSTON AIR IND PARK  
**Plat Book:** 42    **Plat Page:** 38    **Block:**    **Lot:** 7&8

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** V25  
**District:** 18    **Number of Mobile Homes:** 0  
**Number of Buildings:** 2    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** M-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/25/1997	\$81,000	1208C	366	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
4/21/1993	\$0	910C	541	-	-	-

**Land Information**

**Deed Acres:** 2.61    **Calculated Acres:** 0    **Total Land Units:** 2.61

Land Code	Soil Class	Units
10 - COM		2.61

**Commercial Building #: 1**

**Improvement Type:**  
 22 - SALES  
**Quality:**  
 1+ - AVERAGE +  
**Foundation:**  
 01 - PIERS  
**Roof Framing:**  
 04 - WOODFRAME/TRUSS  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**

1997  
**Business Living Area:**  
 2160  
**Floor System:**  
 03 - WOOD W/O SUB FLOOR  
**Roof Cover/Deck:**  
 10 - BUILT-UP COMPOSITION  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE  
**Plumbing Fixtures:**  
 4  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
22 - SALES	2,160	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Commercial Building #: 2**

**Improvement Type:**

47 - PREFAB

**Quality:**

1+ - AVERAGE +

**Foundation:**

01 - PIERS

**Roof Framing:**

04 - WOODFRAME/TRUSS

**Cabinet/Millwork:**

00 - NONE

**Interior Finish:**

00 - NONE

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Heat and AC:**

00 - NONE

**Building Sketch**



**Actual Year Built:**

2015

**Business Living Area:**

2520

**Floor System:**

01 - SLAB ON GRADE

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

01 - CONCRETE FINISH

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

01 - WOOD BEAM & COLUMN

**Plumbing Fixtures:**

0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
47 - PREFAB	2,520	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	ASP - ASPHALT PAVING	IRR	13,000
1	CLF - CHAIN LINK FENCE	6'	940
1	WDK - WOOD DECK	10X20	200
1	CPY - CANOPY		64