

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

Jan 1 Owner  
 SIMPKINS ZACHARY L  
 979 BEAVER CREEK RD  
 BLUFF CITY TN 37618

Current Owner

**BEAVER CREEK RD 979**

Ctrl Map: 081    Group:    Parcel: 149.50    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,600  
**Improvement Value:** \$139,500  
**Total Market Appraisal:** \$167,100  
**Assessment Percentage:** 25%  
**Assessment:** \$41,775

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 04  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** Z02  
**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**

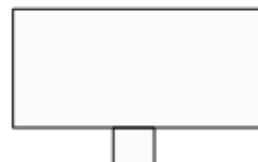
**Deed Acres:** 1.11      **Calculated Acres:** 0      **Total Land Units:** 1.11

Land Code	Soil Class	Units
04 - IMP SITE		1.11

**Residential Building #: 1**

**Improvement Type:**  
 50 - MANUFACTURED  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 0 - BELOW AVERAGE  
**Square Feet of Living Area:**  
 1456  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 03 - MANSARD  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1987

**Plumbing Fixtures:**

6

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

02 - METAL SHINGLE

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,456
OPF - OPEN PORCH FINISHED	72

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CUD - DETACHED CARPORT UNFINISHED	14X30	420
1	WDK - WOOD DECK	8X28	224
1	WDK - WOOD DECK	12X14	168
1	GUD - DETACHED GARAGE UNFINISHED	24X40	960

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/11/2004	\$59,000	2202C	70	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
7/18/2004	\$72,211	2134C	676	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
6/4/1997	\$9,100	1223C	398	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/13/1991	\$7,500	775C	717	V - VACANT	WD - WARRANTY DEED	C - CEMETERY SALE