

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

Jan 1 Owner  
 OSBORNE JAMES H  
 660 BEAVER CREEK RD  
 BLUFF CITY TN 37618

Current Owner

**BEAVER CREEK RD 660**

Ctrl Map: 081    Group:    Parcel: 179.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$11,900  
 Improvement Value: \$190,500  
 Total Market Appraisal: \$202,400  
 Assessment Percentage: 25%  
 Assessment: \$50,600

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1: 000  
 District: 04  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL  
 GAS

City:  
 Special Service District 2: 000  
 Neighborhood: B03  
 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**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/1/1973	\$0	0394A	00594		-	-

**Land Information**

Deed Acres: 0                      Calculated Acres: 0                      Total Land Units: 0.26

Land Code	Soil Class	Units
04 - IMP SITE		0.26

**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:**  
 1196  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



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

**Building Areas**

Areas	Square Feet
BAS - BASE	1,196
BMF - BASEMENT FINISHED	936
BMU - BASEMENT UNFINISHED	260

## Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	4X6	24
1	GUD - DETACHED GARAGE UNFINISHED	28X32	896
1	WDK - WOOD DECK	8X12	96