

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

Jan 1 Owner  
 LEONARD NANCY  
 4028 HWY 394  
 BLUFF CITY TN 37618

Current Owner  
**HWY 394 4028**  
 Ctrl Map: 082A    Group: B    Parcel: 009.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,400  
**Improvement Value:** \$160,500  
**Total Market Appraisal:** \$187,900  
**Assessment Percentage:** 25%  
**Assessment:** \$46,975

**Subdivision Data**

**Subdivision:** CHEROKEE PARK SEC 2  
**Plat Book:** 9    **Plat Page:** 11    **Block:**    **Lot:** PT1

**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**

| Building # | Type        | Description | Area/Units |
|------------|-------------|-------------|------------|
| 1          | STP - STOOP | 4X4         | 16         |
| 1          | PTO - PATIO | 4X6         | 24         |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .36    **Total Land Units:** 0.36

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES  |            | 0.36  |

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 3 - RADIANT HEAT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 1375  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 02 - BELOW AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 1971  
**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:** 02 - BELOW AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

| Areas                     | Square Feet |
|---------------------------|-------------|
| BAS - BASE                | 1,375       |
| OPF - OPEN PORCH FINISHED | 144         |
| BMU - BASEMENT UNFINISHED | 1,225       |

**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> |
|------------------|--------------|-------------|-------------|------------------------|------------------------|----------------------|
| 4/16/2018        | \$0          | 3284        | 951         |                        | -                      | -                    |
| 10/30/2015       | \$0          | 3179        | 1217        |                        | -                      | -                    |
| 12/18/1969       | \$0          | 0337A       | 00090       |                        | -                      | -                    |