

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

Jan 1 Owner  
 HENSLEY JOHN S & JANET A  
 194 KALUNA AVE  
 BLUFF CITY TN 37618

Current Owner

**KALUNA AVE 194**

Ctrl Map: 082H    Group: A    Parcel: 038.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$20,500  
 Improvement Value: \$271,400  
 Total Market Appraisal: \$291,900  
 Assessment Percentage: 25%  
 Assessment: \$72,975

**Subdivision Data**

Subdivision: CHEROKEE PARK SEC 4  
 Plat Book: 11    Plat Page: 47    Block: C    Lot: 7

**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	WDK - WOOD DECK	12X18	216
1	UTB - UTILITY BUILDING	12X18	216

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/21/1974	\$0	0020C	00443		-	-

**Land Information**

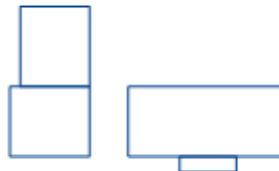
Deed Acres: 0    Calculated Acres: .36    Total Land Units: 0.36

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: 7 - HEAT AND COOLING SPLIT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 1674  
 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: 1976  
 Plumbing Fixtures: 6  
 Condition: AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 03 - COMPOSITION SHINGLE  
 Floor Finish: 11 - CARPET COMBINATION  
 Paint/Decor: 03 - AVERAGE  
 Electrical: 03 - AVERAGE  
 Structural Frame: 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,674
BMF - BASEMENT FINISHED	837
OPF - OPEN PORCH FINISHED	132
BMU - BASEMENT UNFINISHED	837