

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

Jan 1 Owner  
 WATKINS KENDA S &  
 KEVIN A & DENISE D RIFFE  
 119 KALUNA AVE  
 BLUFF CITY TN 37618

Current Owner

**KALUNA AVE 119**

Ctrl Map: 082H    Group: B    Parcel: 014.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,500  
**Improvement Value:** \$230,500  
**Total Market Appraisal:** \$251,000  
**Assessment Percentage:** 25%  
**Assessment:** \$62,750

**Subdivision Data**

**Subdivision:**  
 CHEROKEE PARK SEC 3

**Plat Book:** 10    **Plat Page:** 29    **Block:** A    **Lot:** 1

**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	7X10	70
1	PTO - PATIO	7X7	49

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

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

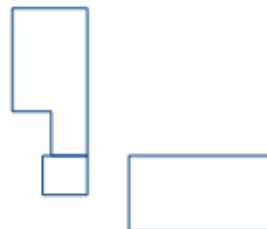
Land Code	Soil Class	Units
01 - RES		0.36

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1655  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1969  
**Plumbing Fixtures:**  
 8  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,431
BSF - BASE SEMI FINISHED	224
BMU - BASEMENT UNFINISHED	1,207

**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>
11/21/2024	\$0	3631	2759		QC - QUITCLAIM DEED	-
10/17/2006	\$139,595	2460C	28	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/1/2006	\$109,900	2429C	560	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/21/1969	\$0	0330A	00109		-	-