

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 RIFFEY MATTHEW B & AMY R
 556 BLANCHES VIEW DR
 BLUFF CITY TN 37618

Current Owner

BLANCHES VIEW DR 556

Ctrl Map: 082N Group: M Parcel: 074.00 Pl: SI: 000

Value Information

Land Market Value: \$51,400
Improvement Value: \$744,300
Total Market Appraisal: \$795,700
Assessment Percentage: 25%
Assessment: \$198,925

Subdivision Data

Subdivision:
 GLEN HAVEN PHASE 3
Plat Book: 50 **Plat Page:** 743 **Block:** **Lot:** 080

Additional Information

General Information

Class: 00 - Residential **City #:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 16 **Neighborhood:** Z01
Number of Buildings: 1 **Number of Mobile Homes:** 0
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:**

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/24/2002	\$33,900	1796C	77	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/12/1973	\$0	86C	309		-	-

Land Information

Deed Acres: 1.14 **Calculated Acres:** 1.1 **Total Land Units:** 1.1

Land Code	Soil Class	Units
01 - RES		1.10

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:
 3528
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 06 - EXTREME IRR

Building Sketch



Stories:

2.00
Actual Year Built:
 2007
Plumbing Fixtures:
 12
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,151
USF - UPPER STORY FINISHED	902
OPF - OPEN PORCH FINISHED	318
OPF - OPEN PORCH FINISHED	378
GRF - GARAGE FINISHED	675
BMU - BASEMENT UNFINISHED	2,133
USH - UPPER STORY HIGH	792