

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

Jan 1 Owner  
 RASMUSSEN JUNE RUTLEDGE  
 TRUSTEE  
 108 PONY EXPRESS TR  
 BLUFF CITY TN 37618

Current Owner

**PONY EXPRESS TRL**

Ctrl Map: 083G    Group: A    Parcel: 005.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$34,000  
**Improvement Value:** \$455,200  
**Total Market Appraisal:** \$489,200  
**Assessment Percentage:** 25%  
**Assessment:** \$122,300

**Subdivision Data**

**Subdivision:** STAGE COACH HILLS SEC 1  
**Plat Book:** 50    **Plat Page:** 81    **Block:**    **Lot:** 13

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 04  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** Z01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	684
1	PTO - PATIO	IRR	674

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.74    **Calculated Acres:** .72    **Total Land Units:** 0.72

Land Code	Soil Class	Units
01 - RES		0.72

**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:** 2003  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 06 - EXTREME IRR

**Stories:** 2.00  
**Actual Year Built:** 2007  
**Plumbing Fixtures:** 8  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,888
OPF - OPEN PORCH FINISHED	151
GRF - GARAGE FINISHED	575
BMU - BASEMENT UNFINISHED	1,888
ATF - ATTIC FINISHED	575

**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>
7/7/2015	\$0	3164	1520		-	-
12/2/2002	\$20,000	1889C	732	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/26/1962	\$0	0WB 9	00011		-	-