

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 NIXON DANIEL J & TAMMY
 113 WATERS EDGE DR
 BLUFF CITY TN 37618

Current Owner

WATERS EDGE DR 113

Ctrl Map: 083M Group: A Parcel: 002.75 Pl: SI: 000

Value Information

Land Market Value: \$25,500
Improvement Value: \$304,000
Total Market Appraisal: \$329,500
Assessment Percentage: 25%
Assessment: \$82,375

Subdivision Data

Subdivision: RIVERVIEW ESTATES SEC 2
Plat Book: 47 **Plat Page:** 37 **Block:** **Lot:** 3

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 03
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 05 - INDIVIDUAL - NATURAL GAS

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

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X20	200

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.71 **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:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1+ - AVERAGE +
Square Feet of Living Area:
 1620
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:
 1997
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	1,620
OPF - OPEN PORCH FINISHED	156
BMU - BASEMENT UNFINISHED	1,620

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/18/2023	\$0	3565	2440		QC - QUITCLAIM DEED	-
9/29/2015	\$0	3176	396		-	-
2/4/1998	\$20,000	1284C	360	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
12/15/1995	\$0	1107C	120		-	-