

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 GUFFEY GREGORY J
 2448 HICKORY TREE RD
 BLUFF CITY TN 37618

Current Owner

HICKORY TREE RD 2448
 Ctrl Map: 084 Group: Parcel: 020.60 Pl: SI: 000

Value Information

Land Market Value: \$15,000
 Improvement Value: \$175,200
 Total Market Appraisal: \$190,200
 Assessment Percentage: 25%
 Assessment: \$47,550

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: 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	18X16	288
1	CPY - CANOPY	12X16	192

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: 0 Total Land Units: 0.48

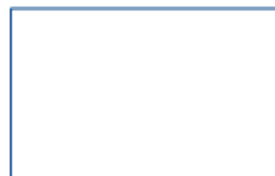
Land Code	Soil Class	Units
04 - IMP SITE		0.48

Residential Building #: 1

Improvement Type:
 51 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1092
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:
 1986
Plumbing Fixtures:
 3
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
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	1,092

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/18/1991	\$0	782C	269		-	-
4/20/1990	\$0	719C	268		-	-
10/31/1985	\$0	466C	343		-	-
1/1/1985	\$6,500	466C	343	V - VACANT	WD - WARRANTY DEED	D -