

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

Jan 1 Owner  
 REEDY MELVIN D & BETTY L  
 2538 HICKORY TREE RD  
 BLUFF CITY TN 37618

Current Owner

**HICKORY TREE RD 2538**

Ctrl Map: 084    Group:    Parcel: 025.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$30,300  
**Improvement Value:** \$225,300  
**Total Market Appraisal:** \$255,600  
**Assessment Percentage:** 25%  
**Assessment:** \$63,900

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.66      **Calculated Acres:** 0      **Total Land Units:** 1.66

Land Code	Soil Class	Units
04 - IMP SITE		1.66

**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:**  
 1472  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 04 - IRR SHAPE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1948  
**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	1,472
OPF - OPEN PORCH FINISHED	306
GRU - GARAGE UNFINISHED	480
UTU - UTILITY UNFINISHED	64
EPF - ENCLOSED PORCH FINISHED	112
CPU - CARPORT UNFINISHED	459

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	GUD - DETACHED GARAGE UNFINISHED	16X32	512
1	PTO - PATIO	13X17	221
1	CPY - CANOPY	13X17	221

**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>
8/25/2011	\$95,000	3008	1711	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/11/2011	\$0	2958C	307		-	-
3/23/2010	\$127,000	2861C	658	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/20/2006	\$25,000	2535C	66	I - IMPROVED	WD - WARRANTY DEED	E - PARTIAL INTEREST