

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

Jan 1 Owner  
 Current Owner  
 GUENTHER MARK R &  
 DIANE L  
 296 BOYD RD  
 BLUFF CITY TN 37618

**BOYD RD 296**  
 Ctrl Map: 084    Group:    Parcel: 129.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$105,400  
**Improvement Value:** \$428,200  
**Total Market Appraisal:** \$533,600  
**Assessment Percentage:** 25%  
**Assessment:** \$133,400

**Subdivision Data**

**Subdivision:**  
 MARK GUENTHER PROPERTY  
**Plat Book:** 57    **Plat Page:** 531    **Block:**    **Lot:**

**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**

<b>Deed Acres:</b> 11	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 11
Land Code	Soil Class	Units
04 - IMP SITE		11.00

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2 - ABOVE AVERAGE  
**Square Feet of Living Area:**  
 2476  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 2.00  
**Actual Year Built:**  
 1983  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 08 - PINE/SOFT WOOD  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,881
OPU - OPEN PORCH UNFINISHED	576
USH - UPPER STORY HIGH	992

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	WDK - WOOD DECK	12X16	192
1	SHD - SHED	36X36	1,296
1	SHD - SHED	10X12	120
1	GUD - DETACHED GARAGE UNFINISHED	24X30	720
1	GUD - DETACHED GARAGE UNFINISHED	30X40	1,200

**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>
6/1/2021	\$572,200	3448	2279	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/14/2015	\$345,000	3157	2339	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
10/30/2009	\$299,100	2828C	252	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/27/2009	\$0	2828C	249		-	-
12/15/2008	\$0	2745C	686		-	-