

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 SMITHSON WAYNE & ANDREA B
 1903 HICKORY TREE RD
 BLUFF CITY TN 37618

Current Owner

HICKORY TREE RD 1903

Ctrl Map: 085 Group: Parcel: 068.00 Pl: SI: 000

Value Information

Land Market Value:	\$344,700	Land Use Value:	\$93,900
Improvement Value:	\$321,400	Improvement Value:	\$321,400
Total Market Appraisal:	\$666,100	Total Use Appraisal:	\$415,300
		Assessment Percentage:	25%
		Assessment:	\$103,825

Additional Information

General Information

Class: 11 - Agricultural
City #:
Special Service District 1: 000
District: 01
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

Long Land Information list on subsequent pages

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:
 1656
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:
 1.00
Actual Year Built:
 1976
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 Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,656
OPF - OPEN PORCH FINISHED	192
CPF - CARPORT FINISHED	294
BMU - BASEMENT UNFINISHED	1,352

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	20X22	440
1	MKP - MILK PARLOR	14X52	728
1	SHD - SHED	30X20	600
1	PBN - POLE BARN	32X49	1,568
1	ASH - ATTACHED SHED	45X62	2,790
1	PBN - POLE BARN	56X70	3,920
1	OSH - OPEN SHED	24X24	576
1	GUD - DETACHED GARAGE UNFINISHED	24X28	672
1	ASH - ATTACHED SHED	46X66	3,036

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/18/1988	\$0	276	634		-	-
5/24/1978	\$0	178	215		-	-
1/1/1978	\$60,000	178	215	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/25/1966	\$0	112	447		-	-

Land Information

Deed Acres: 52.07	Calculated Acres:	Total Land Units: 52.07
Land Code	Soil Class	Units
46 - ROTATION	A	2.51
54 - PASTURE	A	13.37
54 - PASTURE	P	14.44
62 - WOODLAND 2	P	21.00
04 - IMP SITE		0.50
04 - IMP SITE		0.25