

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

Jan 1 Owner  
 MCCLAIN LARRY S & LESLIE  
 264 RIDGE RD  
 PINEY FLATS TN 37686

Current Owner

**RIDGE DR 264**

Ctrl Map: 095    Group:    Parcel: 123.10    Pl:    SI: 000

**Value Information**

Land Market Value: \$16,100  
 Improvement Value: \$278,200  
 Total Market Appraisal: \$294,300  
 Assessment Percentage: 25%  
 Assessment: \$73,575

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1: 000  
 District: 08  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

City:  
 Special Service District 2: 000  
 Neighborhood: P01  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning:

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/26/1992	\$20,000	859C	11	I - IMPROVED	WD - WARRANTY DEED	C - CEMETERY SALE

**Land Information**

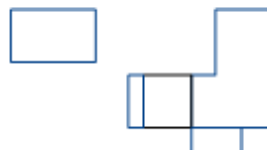
Deed Acres: 0.6	Calculated Acres: 0	Total Land Units: 0.6
Land Code	Soil Class	Units
04 - IMP SITE		0.60

**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:**  
 1776  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Stories:**  
 1.00  
**Actual Year Built:**  
 1969  
**Plumbing Fixtures:**  
 3  
**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	1,776
OPF - OPEN PORCH FINISHED	253
BMU - BASEMENT UNFINISHED	936
UTU - UTILITY UNFINISHED	168
CPF - CARPORT FINISHED	528