

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

Jan 1 Owner  
 EADS MAKAYLA  
 260 EADS RD  
 BLUFF CITY TN 37618

Current Owner

**EADS RD 260**  
 Ctrl Map: 096    Group:    Parcel: 099.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$67,100  
**Improvement Value:** \$380,000  
**Total Market Appraisal:** \$447,100  
**Assessment Percentage:** 25%  
**Assessment:** \$111,775

**Subdivision Data**

**Subdivision:** FRANK EADS PROP  
**Plat Book:** 53    **Plat Page:** 91    **Block:**    **Lot:** 1A&B

**Additional Information**

4.12 AC ESMT

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 16  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** Z02  
**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:** 5.6    **Calculated Acres:** 0    **Total Land Units:** 5.6

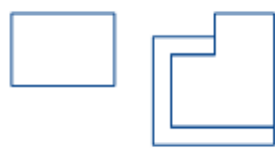
Land Code	Soil Class	Units
02 - RES WAT		1.48
23 - NONPROD		4.12

**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:** 2608  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Stories:** 2.00  
**Actual Year Built:** 1995  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,488
USF - UPPER STORY FINISHED	1,120
OPF - OPEN PORCH FINISHED	693

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	6X14	84
1	SIM - SITE IMPROVEMENT	20X20	1
1	WDK - WOOD DECK	IRR	270
1	GUD - DETACHED GARAGE UNFINISHED	24X30	720

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/22/2019	\$0	3330	234		QC - QUITCLAIM DEED	-
2/22/1996	\$0	1117C	233		-	-
5/28/1976	\$0	88C	526		-	-