

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

Jan 1 Owner  
 WILTSEY THOMAS JOSEPH &  
 SHIRLEY ANN  
 1196 EGYPT RD  
 BLUFF CITY TN 37618

Current Owner

**EGYPT RD 1196**  
 Ctrl Map: 096    Group:    Parcel: 165.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$80,100  
**Improvement Value:** \$406,800  
**Total Market Appraisal:** \$486,900  
**Assessment Percentage:** 25%  
**Assessment:** \$121,725

**Subdivision Data**

**Subdivision:**  
 REPLAT LOT 1 PATRICK FLOOD SUB  
**Plat Book:** 59    **Plat Page:** 7    **Block:**    **Lot:**

**Additional Information**

**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:** 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:** 5.14    **Calculated Acres:** 0    **Total Land Units:** 5.14

Land Code	Soil Class	Units
04 - IMP SITE		5.14

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1404  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 00 - SQUARE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1999  
**Plumbing Fixtures:**  
 8  
**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	1,404
BMF - BASEMENT FINISHED	729
EPF - ENCLOSED PORCH FINISHED	260
OPF - OPEN PORCH FINISHED	416
GRF - GARAGE FINISHED	252
BMU - BASEMENT UNFINISHED	675

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	13X16	208
1	PTO - PATIO	10X12	120
1	GUD - DETACHED GARAGE UNFINISHED		1,200

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/18/2023	\$0	3579	362		DC - DEED OF CORRECTION	-
10/27/2022	\$470,000	3532	1157	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/15/1998	\$32,000	1279C	193	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED