

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 HORN MARK & WENDY
 259 LAKE VISTA CIR
 PINEY FLATS TN 37686

Current Owner

LAKE VISTA CIR 259
 Ctrl Map: 096B Group: C Parcel: 002.10 Pl: SI: 000

Value Information

Land Market Value: \$49,000
Improvement Value: \$850,000
Total Market Appraisal: \$899,000
Assessment Percentage: 25%
Assessment: \$224,750

Subdivision Data

Subdivision: LAKE'S EDGE SUB SEC B
Plat Book: 52 **Plat Page:** 814 **Block:** **Lot:** 39

Additional Information

General Information

Class: 00 - Residential **City #:** **City:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 08 **Neighborhood:** P01
Number of Buildings: 1 **Number of Mobile Homes:** 0
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:**

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	24X12	288

Sale Information

Long Sale Information list on subsequent pages

Land Information

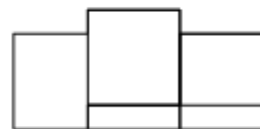
Deed Acres: 2.33 **Calculated Acres:** 0 **Total Land Units:** 2.33

Land Code	Soil Class	Units
01 - RES		2.33

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 11 - COMMON BRICK
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 2+ - ABOVE AVERAGE +
Square Feet of Living Area: 3230
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 04 - ABOVE AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 05 - H-SHAPED

Building Sketch



Stories: 2.00
Actual Year Built: 2021
Plumbing Fixtures: 8
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
Floor Finish: 09 - HARDWOOD/PARQUE
Paint/Decor: 03 - AVERAGE
Electrical: 03 - AVERAGE
Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,792
GRF - GARAGE FINISHED	992
USH - UPPER STORY HIGH	744
USF - UPPER STORY FINISHED	992
OPF - OPEN PORCH FINISHED	248

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/19/2025	\$670,000	3680	1258	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/10/2021	\$625,000	3466	1144	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/17/2020	\$32,000	3378	876	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/13/2017	\$39,900	3251	1458	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
8/1/1997	\$0	1238C	767		-	-