

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

Jan 1 Owner  
 BLAIR STEPHEN T & ROBIN D  
 251 LAKE VISTA CIR  
 PINEY FLATS TN 37686

Current Owner

**LAKE VISTA CIR 251**  
 Ctrl Map: 096B    Group: C    Parcel: 002.20    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$69,900  
**Improvement Value:** \$776,700  
**Total Market Appraisal:** \$846,600  
**Assessment Percentage:** 25%  
**Assessment:** \$211,650

**Subdivision Data**

**Subdivision:** LAKE'S EDGE SUB SEC B  
**Plat Book:** 52    **Plat Page:** 814    **Block:**    **Lot:** 38

**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          | POL - SWIMMING POOL | 14X36       | 504        |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.9    **Calculated Acres:** 1.94    **Total Land Units:** 1.94

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES  |            | 1.94  |

**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:** 2436  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 2018  
**Plumbing Fixtures:** 15  
**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 Areas**

| Areas                     | Square Feet |
|---------------------------|-------------|
| BAS - BASE                | 2,436       |
| BMU - BASEMENT UNFINISHED | 869         |
| BMF - BASEMENT FINISHED   | 1,567       |
| GRF - GARAGE FINISHED     | 840         |
| OPF - OPEN PORCH FINISHED | 464         |
| OPF - OPEN PORCH FINISHED | 80          |

**Sale Information**

| <b>Sale Date</b> | <b>Price</b> | <b>Book</b> | <b>Page</b> | <b>Vacant/Improved</b> | <b>Type Instrument</b> | <b>Qualification</b>    |
|------------------|--------------|-------------|-------------|------------------------|------------------------|-------------------------|
| 5/30/2017        | \$55,000     | 3245        | 164         | V - VACANT             | WD - WARRANTY DEED     | A - ACCEPTED            |
| 12/30/2009       | \$75,000     | 2843C       | 515         | V - VACANT             | WD - WARRANTY DEED     | M - PHYSICAL DIFFERENCE |
| 8/1/1997         | \$0          | 1238C       | 767         |                        | -                      | -                       |