

**Sullivan (082)** Jan 1 Owner Current Owner **MASSENGILL PARK RD 458**  
**Tax Year 2026 | Reappraisal 2025** EPPERSON WAYNE A & WILMA D  
 472 MASSENGILL PARK RD Ctrl Map: 096B Group: D Parcel: 005.00 Pl: SI: 000  
 BLUFF CITY TN 37618

**Value Information**

**Land Market Value:** \$67,300  
**Improvement Value:** \$0  
**Total Market Appraisal:** \$67,300  
**Assessment Percentage:** 25%  
**Assessment:** \$16,825

**Subdivision Data**

**Subdivision:** MASSENGILL PARK PH 2  
**Plat Book:** 54 **Plat Page:** 349 **Block:** **Lot:** 6

**Additional Information**

1.76 AC EASMENT

**General Information**

**Class:** 00 - Residential **City:**  
**City #:** **Special Service District 2:** 000  
**Special Service District 1:** 000 **Neighborhood:** Z02  
**District:** 08 **Number of Mobile Homes:** 0  
**Number of Buildings:** 0 **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

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

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/29/2011	\$0	3006	294		-	-

**Land Information**

**Deed Acres:** 2.1 **Calculated Acres:** 0 **Total Land Units:** 2.1

Land Code	Soil Class	Units
02 - RES WAT		0.34
23 - NONPROD		1.76