

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

Jan 1 Owner  
 MAZZARINI RICHARD &  
 MEGAN MARIE  
 480 MASSENGILL PARK RD  
 BLUFF CITY TN 37618

Current Owner

**MASSENGILL PARK RD 480**

Ctrl Map: 096B    Group: D    Parcel: 008.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$103,100  
**Improvement Value:** \$678,700  
**Total Market Appraisal:** \$781,800  
**Assessment Percentage:** 25%  
**Assessment:** \$195,450

**Subdivision Data**

**Subdivision:** MASSENGILL PARK PH2  
**Plat Book:** 54    **Plat Page:** 349    **Block:**    **Lot:** 9

**Additional Information**

.28 AC EASMENT

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** Z01  
**District:** 08    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **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**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.78    **Calculated Acres:** 0    **Total Land Units:** 1.78

Land Code	Soil Class	Units
02 - RES WAT		1.50
23 - NONPROD		0.28

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 3326  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 04 - IRR SHAPE

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:** 2015

**Plumbing Fixtures:** 10

**Condition:** AV - AVERAGE

**Floor System:** 04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE

**Floor Finish:** 10 - HARDWOOD-TERR-TILE

**Paint/Decor:** 04 - ABOVE AVERAGE

**Electrical:** 04 - ABOVE AVG

**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,663
BSF - BASE SEMI FINISHED	1,663
OPF - OPEN PORCH FINISHED	252
GRF - GARAGE FINISHED	901
OPF - OPEN PORCH FINISHED	78

**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>
11/17/2025	\$910,000	3676	751	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/17/2022	\$0	3535	1002		DD - DIVORCE DECREE	-
11/17/2022	\$0				DD - DIVORCE DECREE	-
1/1/2016	\$0	3204	1819		-	-
8/29/2011	\$0	3006	294		-	-