

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

Jan 1 Owner  
 LOONEY STEPHEN F &  
 JANET S TRUSTEES  
 1250 REYNOLDS RD  
 PINEY FLATS TN 37686

Current Owner

**REYNOLDS RD 1250**  
 Ctrl Map: 096K    Group: B    Parcel: 017.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$308,400  
**Improvement Value:** \$1,026,700  
**Total Market Appraisal:** \$1,335,100  
**Assessment Percentage:** 25%  
**Assessment:** \$333,775

**Subdivision Data**

**Subdivision:**  
 REYNOLDS DROKE PLANTATION REPLAT  
**Plat Book:** 55    **Plat Page:** 366    **Block:**    **Lot:** 13

**Additional Information**

REVOCABLE TRUST  
**General Information**  
**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 08  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** P02  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.04    **Calculated Acres:** 1.1    **Total Land Units:** 1.04

Land Code	Soil Class	Units
02 - RES WAT		1.04

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 3800  
**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

**Stories:**  
 2.00  
**Actual Year Built:**  
 2011  
**Plumbing Fixtures:**  
 11  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Sketch**

**Building Areas**

Areas	Square Feet
BAS - BASE	2,500
USF - UPPER STORY FINISHED	1,300
OPF - OPEN PORCH FINISHED	116
GRF - GARAGE FINISHED	840
BMU - BASEMENT UNFINISHED	2,500

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	SIM - SITE IMPROVEMENT		1
1	WDK - WOOD DECK	12X60	720
1	PTO - PATIO	IRR	1,200
1	WDK - WOOD DECK	10X28	280
1	BSL - BOAT SLIP		1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/4/2016	\$62,500	3212	123		-	-
1/5/2010	\$205,000	2844C	558	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/15/1998	\$0	1331C	468		-	-