

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 LERAAS JOHN ALBERT &
 MANDY MCGREGOR LERAAS
 246 GRAYBEAL DR
 BLUFF CITY TN 37618

Current Owner

GRAYBEAL RD 246

Ctrl Map: 097 Group: Parcel: 044.50 Pl: SI: 000

Value Information

Land Market Value: \$45,800
Improvement Value: \$141,100
Total Market Appraisal: \$186,900
Assessment Percentage: 25%
Assessment: \$46,725

Subdivision Data

Subdivision:
 JUDD LOTS REPLAT
Plat Book: 54 **Plat Page:** 18 **Block:** **Lot:** 2

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 16
Number of Buildings: 1
Utilities - Water/Sewer: 13 - NONE / PUBLIC
Utilities - Gas/Gas Type: 05 - INDIVIDUAL - NATURAL GAS

City:
Special Service District 2: 000
Neighborhood: Z02
Number of Mobile Homes: 0
Utilities - Electricity: 00 - NONE
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X12	144

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 3.15 **Calculated Acres:** 0 **Total Land Units:** 3.15

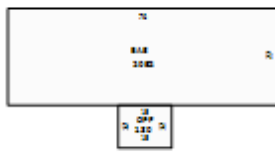
Land Code	Soil Class	Units
02 - RES WAT		3.15

Residential Building #: 1

Improvement Type:
 50 - MANUFACTURED
Exterior Wall:
 03 - SIDING BELOW AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 0 - BELOW AVERAGE
Square Feet of Living Area:
 2052
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
Shape:
 01 - RECTANGLE

Stories:
 1.00
Actual Year Built:
 2001
Plumbing Fixtures:
 6
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:

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	2,052
OPF - OPEN PORCH FINISHED	180

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/4/2024	\$0	3595	1392		SC - SCRIVENER'S AFFIDAVIT	-
12/23/2016	\$0	3227	714		AF - AFFIDAVIT OF AFFIXATION	-
12/20/2016	\$145,000	3227	688	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/3/2015	\$0	3173	323		-	-
9/22/2010	\$0	2909C	40		-	-
6/1/2006	\$110,000	2409C	10	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/14/2006	\$51,135	2386C	161	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED