

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**  
 Jan 1 Owner  
 LECHNER ROBERT D & DEE ANN  
 290 RIVERSIDE RD  
 BLUFF CITY TN 37618

Current Owner

**RIVERSIDE RD 290**

Ctrl Map: 097    Group:    Parcel: 080.20    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,000  
**Improvement Value:** \$284,900  
**Total Market Appraisal:** \$304,900  
**Assessment Percentage:** 25%  
**Assessment:** \$76,225

**Subdivision Data**

**Subdivision:** FLEENOR FARM SUB  
**Plat Book:** 52    **Plat Page:** 588    **Block:**    **Lot:**

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City #:**    **City:**  
**Special Service District 1:** 000    **Special Service District 2:** 000  
**District:** 16    **Neighborhood:** Z01  
**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1    **Calculated Acres:** 0    **Total Land Units:** 1

Land Code	Soil Class	Units
04 - IMP SITE		1.00

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1536  
**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:**  
 2.00  
**Actual Year Built:**  
 2010  
**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:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	960
BMU - BASEMENT UNFINISHED	960
USH - UPPER STORY HIGH	960

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X20	200
1	PUO - OPEN PORCH UNFINISHED	10X10	100
1	WDK - WOOD DECK	10X28	280

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/20/2016	\$179,900	3215	1934	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/5/2010	\$0	2483C	572		-	-
11/20/2007	\$12,000	2682C	757	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/5/1990	\$0	739C	351		-	-