

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 RUTLEDGE MICHAEL K &
 JODY R
 223 RIVER ROAD
 BLUFF CITY TN 37618

Current Owner

RIVER RD 223

Ctrl Map: 0971 Group: A Parcel: 023.00 Pl: SI: 000

Value Information

Land Market Value: \$10,400
Improvement Value: \$259,900
Total Market Appraisal: \$270,300
Assessment Percentage: 25%
Assessment: \$67,575

Subdivision Data

Subdivision:
 RIVERBEND DEV SEC 2
Plat Book: 15 **Plat Page:** 14& **Block:** C **Lot:** 13

Additional Information

General Information

Class: 00 - Residential **City:**
City #: **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** Z01
District: 16 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:** R-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	11X32	352

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** .75 **Total Land Units:** 0.75

Land Code	Soil Class	Units
01 - RES		0.75

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2088
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:

1.00
Actual Year Built:
 1980

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	1,421
BSF - BASE SEMI FINISHED	667
OPF - OPEN PORCH FINISHED	120
BMU - BASEMENT UNFINISHED	754

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/28/2006	\$133,500	2371C	528	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/25/2003	\$110,000	1931C	62	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/4/1994	\$68,500	1023C	203	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/2/1986	\$52,500	528C	0164	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED