

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BOYD CALEB & LINDSEY
 193 RIVER RD
 BLUFF CITY TN 37618

Current Owner

RIVER RD 193

Ctrl Map: 0971 Group: A Parcel: 026.00 Pl: SI: 000

Value Information

Land Market Value: \$7,800
 Improvement Value: \$301,700
 Total Market Appraisal: \$309,500
 Assessment Percentage: 25%
 Assessment: \$77,375

Subdivision Data

Subdivision: RIVERBEND DEV SEC 2
 Plat Book: 15 Plat Page: 14& Block: C Lot: 16

Additional Information

General Information

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

City:
 Special Service District 2: 000
 Neighborhood: Z01
 Number of Mobile Homes: 0
 Utilities - Electricity: 01 - PUBLIC
 Zoning: R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X12	120
1	STP - STOOP		48

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: .55 Total Land Units: 0.55

Land Code	Soil Class	Units
01 - RES		0.55

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: 1612
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 03 - AVERAGE
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 03 - U-SHAPED

Building Sketch



Stories: 2.00
 Actual Year Built: 2005
 Plumbing Fixtures: 8
 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	806
USF - UPPER STORY FINISHED	806
OPF - OPEN PORCH FINISHED	180
GRF - GARAGE FINISHED	484
BMU - BASEMENT UNFINISHED	806
OPF - OPEN PORCH FINISHED	180

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/1/2025	\$318,000	3661	2322	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/9/2023	\$275,000	3548	1600	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/8/2022	\$215,000	3492	1182	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/15/2010	\$150,000	2846C	280	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/25/2006	\$137,500	2441C	605	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/1/2005	\$7,750	2286C	86	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/21/1995	\$13,500	1087C	208	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS