

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

Jan 1 Owner  
 BROWNING ERNEST &  
 GERALDINE ETAL  
 214 RIVER RD  
 BLUFF CITY TN 37618

Current Owner

**RIVER RD 214**

Ctrl Map: 0971    Group: A    Parcel: 035.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$66,300  
**Improvement Value:** \$225,400  
**Total Market Appraisal:** \$291,700  
**Assessment Percentage:** 25%  
**Assessment:** \$72,925

**Subdivision Data**

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

**Additional Information**

E = .40 AC

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** Z02  
**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	IRR	580
1	GUD - DETACHED GARAGE UNFINISHED	24X40	960

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

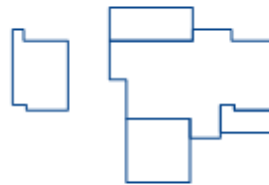
**Deed Acres:** 0    **Calculated Acres:** 2.55    **Total Land Units:** 2.95

Land Code	Soil Class	Units
02 - RES WAT		2.55
23 - NONPROD		0.40

**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:**  
 1659  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1990

**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	1,659
BMF - BASEMENT FINISHED	506
SPF - SCREEN PORCH FINISHED	360
OPF - OPEN PORCH FINISHED	170
GRF - GARAGE FINISHED	529

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
11/20/2008	\$0	2721C	736		-	-
8/13/2001	\$0	1654C	703		-	-
6/7/1995	\$155,000	1065C	580	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/20/1992	\$135,000	853C	255	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED