

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

Jan 1 Owner  
 Current Owner  
 WATSON JUANITA C &  
 TRACY LYNN  
 451 EGYPT RD  
 BLUFF CITY TN 37618

**RIVER RD 451**  
 Ctrl Map: 0971  
 Group: A  
 Parcel: 060.00  
 PI:  
 SI: 000

**Value Information**

**Land Market Value:** \$16,800  
**Improvement Value:** \$209,500  
**Total Market Appraisal:** \$226,300  
**Assessment Percentage:** 25%  
**Assessment:** \$56,575

**Subdivision Data**

**Subdivision:**  
 RIVERBEND DEV SEC 1  
**Plat Book:** 15  
**Plat Page:** 6  
**Block:** A  
**Lot:** 1

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 16  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**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	10X16	160

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

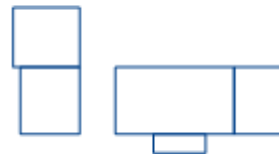
**Deed Acres:** 0      **Calculated Acres:** 0      **Total Land Units:** 0.7

Land Code	Soil Class	Units
01 - RES		0.70

**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:**  
 1400  
**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:**  
 1977  
**Plumbing Fixtures:**  
 5  
**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	1,400
BMF - BASEMENT FINISHED	700
OPF - OPEN PORCH FINISHED	176
CPF - CARPORT FINISHED	644
BMU - BASEMENT UNFINISHED	700

**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>
8/1/1991	\$0	789C	442		-	-
7/13/1977	\$0	137C	316		-	-
4/21/1977	\$0	121C	583		-	-
8/16/1976	\$0	101C	221		-	-