

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 MCGOWAN MISTY JEAN
 4346 BLUFF CITY HWY
 BLUFF CITY TN 37618

Current Owner

BLUFF CITY HWY 4346
 Ctrl Map: 097J Group: A Parcel: 016.15 PI: SI: 000

Value Information

Land Market Value: \$12,200
Improvement Value: \$130,100
Total Market Appraisal: \$142,300
Assessment Percentage: 25%
Assessment: \$35,575

Subdivision Data

Subdivision: SOUDER LOTS SUB
Plat Book: 45 **Plat Page:** 170 **Block:** **Lot:** 1

Additional Information

General Information

Class: 00 - Residential **City:** BLUFF CITY
City #: 078 **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:**
Utilities - Gas/Gas Type: 03 - PRIVATE - NATURAL GAS

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	5X21	105

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.16 **Calculated Acres:** .16 **Total Land Units:** 0.16

Land Code	Soil Class	Units
01 - RES		0.16

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 03 - SIDING BELOW AVG
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 0+ - BELOW AVERAGE +
Square Feet of Living Area: 2056
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 02 - BELOW AVG
Interior Finish: 11 - PANELING BELOW AVG
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Building Sketch



Stories:

1.00
Actual Year Built: 1935

Plumbing Fixtures: 3

Condition: AV - AVERAGE

Floor System: 04 - WOOD W/ SUB FLOOR

Roof Cover/Deck: 13 - PREFIN METAL CRIMPED

Floor Finish: 11 - CARPET COMBINATION

Paint/Decor: 02 - BELOW AVERAGE

Electrical: 03 - AVERAGE

Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,056
OPU - OPEN PORCH UNFINISHED	12
OPU - OPEN PORCH UNFINISHED	128

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/19/2002	\$40,000	1895C	647	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
4/25/2000	\$60,000	1513C	492	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/11/1997	\$0	1219C	631		-	-
11/17/1986	\$41,500	526C	508	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED