

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BLUFF FUNERAL TN LLC
 ATTN: JASON BASKIND
 1025 OLD COUNTRY RD STE 425
 WESTBURY NY 11590

Current Owner

MAIN ST 245

Ctrl Map: 097J Group: C Parcel: 009.00 Pl: SI: 000

Value Information

Land Market Value: \$19,800
Improvement Value: \$742,100
Total Market Appraisal: \$761,900
Assessment Percentage: 40%
Assessment: \$304,760

Additional Information

General Information

Class: 08 - Commercial
City #: 078
Special Service District 1: 000
District: 16
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

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

Outbuildings & Yard Items

| Building # | Type | Description | Area/Units |
|------------|------|-------------|------------|
|------------|------|-------------|------------|

Sale Information

Long Sale Information list on subsequent pages

Land Information

| Deed Acres: | Calculated Acres: | Total Land Units: |
|-------------|-------------------|-------------------|
| 0 | .32 | 0.32 |

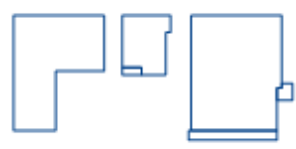
| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 10 - COM | | 0.32 |

Residential Building #: 1

Improvement Type:
 07 - RENTAL
Exterior Wall:
 08 - CONC BLOCK/WOOD
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 8709
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 02 - 1/2 WALL
Shape:
 01 - RECTANGLE

Stories:
 2.00
Actual Year Built:
 1900
Plumbing Fixtures:
 11
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 12 - CARPET
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

| Areas | Square Feet |
|-------------------------------|-------------|
| BAS - BASE | 6,985 |
| USF - UPPER STORY FINISHED | 1,724 |
| EPF - ENCLOSED PORCH FINISHED | 584 |
| EPF - ENCLOSED PORCH FINISHED | 166 |
| OPF - OPEN PORCH FINISHED | 96 |
| BMU - BASEMENT UNFINISHED | 5,165 |

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|------------------|--------------|-------------|-------------|------------------------|------------------------|-----------------------------|
| 5/7/2021 | \$1,439,333 | 3444 | 1971 | I - IMPROVED | WD - WARRANTY DEED | H - BUSINESS/CORPORATE SALE |
| 5/30/2018 | \$2,252,574 | 3291 | 1560 | I - IMPROVED | WD - WARRANTY DEED | N - NON-ARM'S LENGTH |
| 5/29/2018 | \$2,174,988 | 3297 | 2082 | I - IMPROVED | WD - WARRANTY DEED | N - NON-ARM'S LENGTH |
| 12/27/2005 | \$0 | 2348C | 579 | | - | - |
| 12/27/2005 | \$0 | 2348C | 577 | | - | - |
| 12/27/2005 | \$0 | 2348C | 573 | | - | - |
| 12/27/2005 | \$0 | 2348C | 572 | | - | - |