

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

Jan 1 Owner  
 MCCLELLAND LARRY GENE  
 & PAULA B  
 538 BEECH FORREST RD  
 BRISTOL TN 37620

Current Owner

**JAMES AVE 305**

Ctrl Map: 097K    Group: G    Parcel: 006.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$8,800  
**Improvement Value:** \$34,500  
**Total Market Appraisal:** \$43,300  
**Assessment Percentage:** 40%  
**Assessment:** \$17,320

**Subdivision Data**

**Subdivision:**  
 LEE HEIGHTS ADDN  
**Plat Book:** A    **Plat Page:** 74    **Block:** 3    **Lot:** 1

**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
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .17	<b>Total Land Units:</b> 50
Land Code	Soil Class	Units
10 - COM		50.00

**Commercial Building #: 1**

**Improvement Type:**  
 41 - GARAGE  
**Quality:**  
 0 - BELOW AVERAGE  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 01 - MINIMUM  
**Interior Finish:**  
 02 - CEILING FIN ONLY MIN  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 01 - UNIT HEATER  
**Building Sketch**



**Actual Year Built:**

1971  
**Business Living Area:**  
 1280  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 01 - CONCRETE FINISH  
**Paint/Decor:**  
 01 - MINIMUM  
**Electrical:**  
 02 - BELOW AVG  
**Structural Frame:**  
 00 - NONE  
**Plumbing Fixtures:**  
 2  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
41 - GARAGE	1,280	04 - SIDING AVERAGE

**Commercial Features**

Type	Units
UTU - UTILITY UNFINISHED	1520 X 1

**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>
1/9/1979	\$0	196C	181		-	-
1/1/1979	\$22,500	196C	0181	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/18/1972	\$0	386A	260		-	-