

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

Jan 1 Owner  
 COX MATTHEW LEE  
 4445 BLUFF CITY HWY  
 BLUFF CITY TN 37618

Current Owner

**BLUFF CITY HWY 4445**

Ctrl Map: 0970    Group: A    Parcel: 004.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$27,600  
 Improvement Value: \$130,600  
 Total Market Appraisal: \$158,200  
 Assessment Percentage: 25%  
 Assessment: \$39,550

**Subdivision Data**

Subdivision: J B KIMERLY ADDN  
 Plat Book: A    Plat Page: 73    Block: 2    Lot: 15

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #: 078  
 Special Service District 1: 000  
 District: 16  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
 Utilities - Gas/Gas Type: 00 - NONE

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**

Deed Acres: 0    Calculated Acres: .83    Total Land Units: 0.83

Land Code	Soil Class	Units
01 - RES		0.83

**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: 1120  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE

Stories: 1.00  
 Actual Year Built: 1943  
 Plumbing Fixtures: 3  
 Condition: AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 03 - COMPOSITION SHINGLE  
 Floor Finish: 09 - HARDWOOD/PARQUE  
 Paint/Decor: 03 - AVERAGE  
 Electrical: 03 - AVERAGE  
 Structural Frame: 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,120
EPF - ENCLOSED PORCH FINISHED	90
OPF - OPEN PORCH FINISHED	120
OPF - OPEN PORCH FINISHED	32

**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>
6/29/2023	\$152,000	3563	455	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/4/2015	\$0	3151	1025		-	-
6/27/2011	\$0	3039	509		-	-
1/17/2005	\$40,000	2263C	107	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/29/1942	\$0	0064A	00236		-	-