

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

Jan 1 Owner  
 DIXIE CONSTRUCTION INC  
 % BOB BROWN  
 4305 BLUFF CITY HWY  
 BLUFF CITY TN 37618

Current Owner

**BLUFF CITY HWY 4305**

Ctrl Map: 0970    Group: A    Parcel: 018.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$52,400  
**Improvement Value:** \$170,100  
**Total Market Appraisal:** \$222,500  
**Assessment Percentage:** 40%  
**Assessment:** \$89,000

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:** 078  
**Special Service District 1:** 000  
**District:** 16  
**Number of Buildings:** 2  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** BLUFF CITY  
**Special Service District 2:** 000  
**Neighborhood:** Z20  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CNC - CONCRETE PAVING	IRR	6,566
1	CLF - CHAIN LINK FENCE	4'	170

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0      **Calculated Acres:** .8      **Total Land Units:** 223

Land Code	Soil Class	Units
10 - COM		223.00

**Commercial Building #: 1**

**Improvement Type:**  
 47 - PREFAB  
**Quality:**  
 1 - AVERAGE  
**Foundation:**  
 01 - PIERS  
**Roof Framing:**  
 04 - WOODFRAME/TRUSS  
**Cabinet/Millwork:**  
 00 - NONE  
**Interior Finish:**  
 00 - NONE  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 01 - UNIT HEATER  
**Building Sketch**



**Actual Year Built:**  
 2005  
**Business Living Area:**  
 4368  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 01 - CONCRETE FINISH  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 01 - WOOD BEAM & COLUMN  
**Plumbing Fixtures:**  
 2  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
47 - PREFAB	3,768	19 - PREFIN METAL CRIMPED
OFA - Office - Average	600	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
CAW - CANOPY	416 X 1
OHD - OVERHEAD DOOR	300 X 1

**Commercial Building #: 2**

**Improvement Type:**

47 - PREFAB

**Quality:**

1+ - AVERAGE +

**Foundation:**

01 - PIERS

**Roof Framing:**

04 - WOODFRAME/TRUSS

**Cabinet/Millwork:**

00 - NONE

**Interior Finish:**

00 - NONE

**Bath Tiles:**

00 - NONE

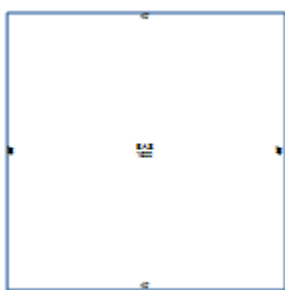
**Shape:**

00 - SQUARE

**Heat and AC:**

00 - NONE

**Building Sketch**



**Actual Year Built:**

2008

**Business Living Area:**

1600

**Floor System:**

00 - EARTH

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

00 - EARTH

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

00 - NONE

**Structural Frame:**

01 - WOOD BEAM & COLUMN

**Plumbing Fixtures:**

0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
47 - PREFAB	1,600	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**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>
9/21/2005	\$0	2314C	80		-	-
9/16/2004	\$37,500	2163C	466	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
12/31/1996	\$0	1188C	118		-	-
1/20/1965	\$0	00WB9	00452		-	-