

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

Jan 1 Owner  
 RAY PRAMOD &  
 REKHA KUMARI YADAV  
 4245 BLUFF CITY HWY  
 BLUFF CITY TN 37618

Current Owner

**BLUFF CITY HWY 4245**  
 Ctrl Map: 0970    Group: A    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$46,500  
**Improvement Value:** \$85,200  
**Total Market Appraisal:** \$131,700  
**Assessment Percentage:** 40%  
**Assessment:** \$52,680

**Subdivision Data**

**Subdivision:**  
 J L DYCHES SUB  
**Plat Book:** 2    **Plat Page:** 236    **Block:**    **Lot:** 17-

**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:** Z20  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .68	<b>Total Land Units:</b> 200
Land Code	Soil Class	Units
10 - COM		200.00

**Commercial Building #: 1**

**Improvement Type:**  
 23 - SERV STA/MARKET  
**Quality:**  
 0+ - BELOW AVERAGE +  
**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  
**Heat and AC:**  
 07 - HVAC SPLIT  
**Building Sketch**



**Actual Year Built:**  
 1981  
**Business Living Area:**  
 800  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 04 - ASPHALT TILE  
**Paint/Decor:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE  
**Plumbing Fixtures:**  
 2  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
23 - SERV STA/MARKET	800	04 - SIDING AVERAGE

**Commercial Features**

Type	Units
CAN - CANOPY	32 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING		7,200
1	UTB - UTILITY BUILDING	10X10	100
1	TNK - TANK - FERTILIZER/CHEMICAL/ETC		1
1	TNK - TANK - FERTILIZER/CHEMICAL/ETC		1
1	TNK - TANK - FERTILIZER/CHEMICAL/ETC		1
1	CPY - CANOPY		1,260

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/29/2021	\$182,000	3453	760	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/15/2016	\$0	3212	300		-	-
2/24/2014	\$70,000	3111	2380	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/26/2005	\$0	2212C	347		-	-
8/3/1993	\$0	937C	717		-	-