

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

Jan 1 Owner  
 WAGNER KAREN E &  
 CLARISSA M BALL  
 435 SHAWNEE DR  
 BLUFF CITY TN 37618

Current Owner

**SHAWNEE DR 435**  
 Ctrl Map: 0970    Group: D    Parcel: 026.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$16,700  
**Improvement Value:** \$445,900  
**Total Market Appraisal:** \$462,600  
**Assessment Percentage:** 25%  
**Assessment:** \$115,650

**Subdivision Data**

**Subdivision:** INDIAN HILLS DEV  
**Plat Book:** 4    **Plat Page:** 11A    **Block:** 2    **Lot:** 10

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

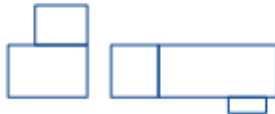
<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> 0.7	<b>Total Land Units:</b> 0.69
Land Code	Soil Class	Units
01 - RES		0.69

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 2475  
**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:** 1966  
**Plumbing Fixtures:** 14  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	2,475
BMF - BASEMENT FINISHED	1,650
OPF - OPEN PORCH FINISHED	240
BMU - BASEMENT UNFINISHED	825
GRU - GARAGE UNFINISHED	990

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	POL - SWIMMING POOL	16X32	512
1	WDK - WOOD DECK	4X26	104
1	WDK - WOOD DECK	8X39	312
1	WDK - WOOD DECK	12X25	300
1	WDK - WOOD DECK	12X24	288
1	PTO - PATIO	6X32	192

**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>
7/22/2025	\$500	3660	508	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
4/14/2025	\$490,000	3646	2352	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/25/2005	\$0	2286C	333		-	-
7/5/2005	\$200,000	2288C	309	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/15/1993	\$0	893C	381		-	-
1/2/1973	\$0	0388A	00303		-	-