

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

Jan 1 Owner  
 LEONARD J S HEIRS  
 684 RYDER CHURCH RD  
 BLUFF CITY TN 37618

Current Owner

**RYDER CHURCH RD 684**  
 Ctrl Map: 099    Group:    Parcel: 111.00    Pl:    SI: 000

**Value Information**

<b>Land Market Value:</b>	\$208,900	<b>Land Use Value:</b>	\$55,000
<b>Improvement Value:</b>	\$152,100	<b>Improvement Value:</b>	\$152,100
<b>Total Market Appraisal:</b>	\$361,000	<b>Total Use Appraisal:</b>	\$207,100
		<b>Assessment Percentage:</b>	25%
		<b>Assessment:</b>	\$51,775

**Additional Information**

**General Information**

**Class:** 11 - Agricultural  
**City #:**  
**Special Service District 1:** 000  
**District:** 03  
**Number of Buildings:** 2  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** R01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/23/1934	\$0	21A	36		-	-
3/23/1929	\$0	8A	408		-	-

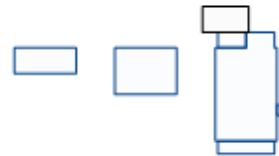
**Land Information**

Long Land Information list on subsequent pages

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 03 - SIDING BELOW AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 0+ - BELOW AVERAGE +  
**Square Feet of Living Area:**  
 1362  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1931  
**Plumbing Fixtures:**  
 3  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 08 - PINE/SOFT WOOD  
**Paint/Decor:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 02 - BELOW AVG  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	930
EPF - ENCLOSED PORCH FINISHED	66
EPU - ENCLOSED PORCH UNFINISHED	16
OPF - OPEN PORCH FINISHED	110
OPU - OPEN PORCH UNFINISHED	180
USF - UPPER STORY FINISHED	432
BMU - BASEMENT UNFINISHED	240

**Residential Building #: 2**

**Improvement Type:**

01 - SINGLE FAMILY

**Exterior Wall:**

04 - SIDING AVERAGE

**Heat and AC:**

3 - RADIANT HEAT

**Quality:**

0- - BELOW AVERAGE -

**Square Feet of Living Area:**

1428

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

03 - MANSARD

**Cabinet/Millwork:**

01 - MINIMUM

**Interior Finish:**

07 - DRYWALL

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

1900

**Plumbing Fixtures:**

3

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

08 - PINE/SOFT WOOD

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	714
OPU - OPEN PORCH UNFINISHED	168
OPU - OPEN PORCH UNFINISHED	168
USF - UPPER STORY FINISHED	714

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PBN - POLE BARN	31X40	1,240
1	SHD - SHED	24X47	1,128
1	CUD - DETACHED CARPORT UNFINISHED		240

**Land Information**

Land Code	Soil Class	Units
Deed Acres: 0		Calculated Acres: 19.6
		Total Land Units: 19.6
04 - IMP SITE		0.50
46 - ROTATION	G	10.53
46 - ROTATION	A	1.00
62 - WOODLAND 2	G	0.63
62 - WOODLAND 2	A	0.94
62 - WOODLAND 2	P	6.00