

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 NEWMAN GEOFFREY P &
 JULIE
 302 CANDY CREEK PVT DRIVE
 BLOUNTVILLE TN 37617

Current Owner

CANDY CREEK PVT DR 302
 Ctrl Map: 108 Group: Parcel: 074.70 Pl: SI: 000

Value Information

Land Market Value: \$129,700
Improvement Value: \$690,500
Total Market Appraisal: \$820,200
Assessment Percentage: 25%
Assessment: \$205,050

Additional Information

ACREAGE INCLUDE
 3.45 AC EASEMENT

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 18
Number of Buildings: 1
Utilities - Water/Sewer: 12 - NONE / NONE
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: V02
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: R-1

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

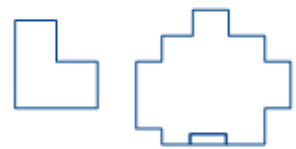
Deed Acres: 0 **Calculated Acres:** 5.4 **Total Land Units:** 5.36

Land Code	Soil Class	Units
02 - RES WAT		1.91
23 - NONPROD		3.45

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1+ - AVERAGE +
Square Feet of Living Area:
 3036
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 06 - EXTREME IRR

Building Sketch



Stories:
 2.00
Actual Year Built:
 1990
Plumbing Fixtures:
 8
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 06 - ASBESTOS/WD SHINGLE
Floor Finish:
 09 - HARDWOOD/PARQUE
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,204
USF - UPPER STORY FINISHED	832
OPF - OPEN PORCH FINISHED	56

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	1,248
1	WDK - WOOD DECK	IRR	340
1	GFD - DETACHED GARAGE FINISHED	24X40	960
1	CFD - DETACHED CARPORT FINISHED	13X24	442
1	GFD - DETACHED GARAGE FINISHED	40X65	2,600
1	UTB - UTILITY BUILDING	16X65	1,040
1	BSL - BOAT SLIP	37X36	1
1	WDK - WOOD DECK	12X34	408

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/21/2016	\$655,000	3187	899	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/10/1998	\$550,000	1284C	23	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
12/30/1992	\$0	885C	590		-	-
12/20/1989	\$100,000	704C	252	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED