

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

Jan 1 Owner  
 NICKELS KENNETH & SUSAN  
 1225 TIMBER RIDGE RD  
 BLUFF CITY TN 37618

Current Owner

**TIMBER RIDGE RD 1225**

Ctrl Map: 111    Group:    Parcel: 211.10    Pl:    SI: 000

**Value Information**

Land Market Value: \$40,400  
 Improvement Value: \$119,500  
 Total Market Appraisal: \$159,900  
 Assessment Percentage: 25%  
 Assessment: \$39,975

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1: 000  
 District: 16  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

City:  
 Special Service District 2: 000  
 Neighborhood: Z01  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning: A-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PBN - POLE BARN	35X50	1,750

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0                      Calculated Acres: 4.3                      Total Land Units: 4.3

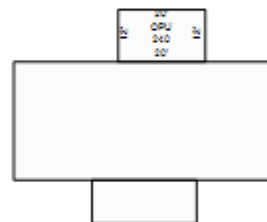
Land Code	Soil Class	Units
04 - IMP SITE		4.30

**Residential Building #: 1**

Improvement Type:  
 50 - MANUFACTURED  
 Exterior Wall:  
 04 - SIDING AVERAGE  
 Heat and AC:  
 8 - HEAT AND COOLING PKG  
 Quality:  
 0 - BELOW AVERAGE  
 Square Feet of Living Area:  
 1620  
 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:  
 2005  
 Plumbing Fixtures:  
 6  
 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	1,620
OPU - OPEN PORCH UNFINISHED	240
OPU - OPEN PORCH UNFINISHED	240

**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>
10/2/2024	\$0	3628	2865		QC - QUITCLAIM DEED	-
11/27/2023	\$0	3583	2203		AF - AFFIDAVIT OF AFFIXATION	-
9/11/2018	\$0	3305	1581		AF - AFFIDAVIT OF AFFIXATION	-
9/11/2018	\$0	3305	1557		QC - QUITCLAIM DEED	-
4/16/1997	\$0	1502C	540		-	-
10/3/1985	\$0	657C	10		-	-
9/27/1978	\$0	186C	622		-	-
1/1/1978	\$5,000	186C	0622	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED