

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 OSBORNE APRIL LEIGH
 108 RIVER BLUFF WAY
 BLUFF CITY TN 37618

Current Owner

RIVER BLUFF WAY 108
 Ctrl Map: 111A Group: B Parcel: 002.00 Pl: SI: 000

Value Information

Land Market Value: \$25,600
Improvement Value: \$204,100
Total Market Appraisal: \$229,700
Assessment Percentage: 25%
Assessment: \$57,425

Subdivision Data

Subdivision: RIVER BLUFF LANDING
Plat Book: 50 **Plat Page:** 122 **Block:** **Lot:** 9

Additional Information

General Information

Class: 00 - Residential **City:** BLUFF CITY
City #: 078 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** Z01
District: 16 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:** R-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X12	120
1	PTO - PATIO	12X12	144

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** .3 **Total Land Units:** 0.3

Land Code	Soil Class	Units
01 - RES		0.30

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 04 - SIDING AVERAGE
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1 - AVERAGE
Square Feet of Living Area: 1258
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 04 - ABOVE AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 02 - L-SHAPED

Building Sketch



Stories: 1.00
Actual Year Built: 2000
Plumbing Fixtures: 6
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
Floor Finish: 11 - CARPET COMBINATION
Paint/Decor: 04 - ABOVE AVERAGE
Electrical: 04 - ABOVE AVG
Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,258
OPF - OPEN PORCH FINISHED	60
BMU - BASEMENT UNFINISHED	1,228

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/26/2013	\$160,000	3096	369	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/5/2008	\$146,000	2674C	772	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/10/2003	\$117,000	2009C	733	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/11/2001	\$112,000	1606C	338	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED