

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

Jan 1 Owner  
 MANUEL BRENDA D  
 P O BOX 306  
 BLUFF CITY TN 37618

Current Owner

**CHOATES FORD COVE 308**  
 Ctrl Map: 111A    Group: B    Parcel: 016.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$26,800  
**Improvement Value:** \$226,400  
**Total Market Appraisal:** \$253,200  
**Assessment Percentage:** 25%  
**Assessment:** \$63,300

**Subdivision Data**

**Subdivision:** RIVER BLUFF LANDING  
**Plat Book:** 50    **Plat Page:** 122    **Block:**    **Lot:** 14

**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	IRR	188

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .34    **Total Land Units:** 0.34

Land Code	Soil Class	Units
01 - RES		0.34

**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:** 1160  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 04 - IRR SHAPE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 2002  
**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:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,160
SPF - SCREEN PORCH FINISHED	144
OPF - OPEN PORCH FINISHED	105
BMU - BASEMENT UNFINISHED	1,160
GRU - GARAGE UNFINISHED	441

**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>
7/23/2002	\$25,000	1796C	796	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
6/10/2000	\$437,500	1533C	512	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/13/1997	\$0	1197C	381		-	-