

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BEAL MICKEY R & CYNTHIA S
 312 CHOATES FORD COVE
 BLUFF CITY TN 37618

Current Owner

CHOATES FORD COVE 312
 Ctrl Map: 111A Group: B Parcel: 017.00 Pl: SI: 000

Value Information

Land Market Value: \$29,900
 Improvement Value: \$219,400
 Total Market Appraisal: \$249,300
 Assessment Percentage: 25%
 Assessment: \$62,325

Subdivision Data

Subdivision: RIVER BLUFF LANDING
 Plat Book: 50 Plat Page: 122 Block: Lot: 13

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	12X12	144

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: .47 Total Land Units: 0.47

Land Code	Soil Class	Units
01 - RES		0.47

Residential Building #: 1

Improvement Type: 51 - SINGLE FAMILY
 Exterior Wall: 04 - SIDING AVERAGE
 Heat and AC: 7 - HEAT AND COOLING SPLIT
 Quality: 1 - AVERAGE
 Square Feet of Living Area: 1092
 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	1,092
OPF - OPEN PORCH FINISHED	110
BMU - BASEMENT UNFINISHED	1,008

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/7/2009	\$130,000	2761C	1	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/26/2006	\$125,000	2403C	324	I - IMPROVED	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		-	-