

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

Jan 1 Owner  
 GRIFFIN RANDALL N &  
 NICOLE R  
 1314 TIMBER RIDGE RD  
 BLUFF CITY TN 37618

Current Owner

**TIMBER RIDGE RD 1314**  
 Ctrl Map: 111D    Group: A    Parcel: 004.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$37,800  
**Improvement Value:** \$414,300  
**Total Market Appraisal:** \$452,100  
**Assessment Percentage:** 25%  
**Assessment:** \$113,025

**Subdivision Data**

**Subdivision:** TRINITY WAY  
**Plat Book:** 51    **Plat Page:** 782    **Block:**    **Lot:** 10

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **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	STP - STOOP	5X6	30
1	WDK - WOOD DECK	10X16	160

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.31    **Calculated Acres:** 1.46    **Total Land Units:** 1.46

Land Code	Soil Class	Units
01 - RES		1.46

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 1985  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 04 - IRR SHAPE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2007  
**Plumbing Fixtures:** 7  
**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	1,668
OPF - OPEN PORCH FINISHED	36
GRF - GARAGE FINISHED	528
BMU - BASEMENT UNFINISHED	1,668
USH - UPPER STORY HIGH	528

**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>
1/30/2018	\$253,000	3275	913	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/22/2011	\$240,000	3008	974	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/14/2007	\$27,000	2574C	354	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
6/15/2003	\$0	1958C	564		-	-