Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sullivan (082)

Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
TENNESSEE EAST INDUSTRIAL LLC
% MAG CAPITAL PARTNERS LLC
1751 RIVER RUN SUITE 200
FORT WORTH TX 76107

Current Owner

INDUSTRIAL PARK RD 596

Ctrl Map:	Group:	Parcel:	PI:	SI:
124		080.00		000

Value Information

Land Market Value:	$351,400
Improvement Value:	$4,212,900
Total Market Appraisal:	$4,564,300
Assessment Percentage:	40%
Assessment:	$1,825,720

Subdivision Data

Subdivision:
TRI COUNTY INDUSTRIAL PARK

Plat Book: **Plat Page:** **Block:** **Lot:** P 14

Additional Information

General Information

Class: 09 - Industrial
City #:
Special Service District 1: 000
District: 09
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City:
Special Service District 2: 000
Neighborhood: P40
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: M-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING		40,000
1	MLF - METAL FENCE		480

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 21.95 **Calculated Acres:** 0 **Total Land Units:** 21.95

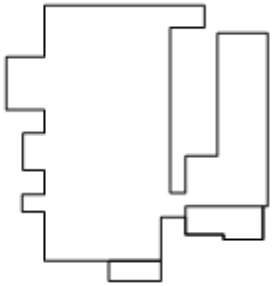
Land Code	Soil Class	Units
11 - COM RURAL		21.95

Commercial Building #: 1

Improvement Type:
44 - LIGHT MFG
Quality:
1 - AVERAGE
Foundation:
03 - SPREAD FOOTING
Roof Framing:
06 - STEEL TRUSS/PURLINS
Cabinet/Millwork:
00 - NONE
Interior Finish:
01 - UNFINISHED
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE
Heat and AC:
01 - UNIT HEATER

Actual Year Built:
1971
Business Living Area:
138480
Floor System:
01 - SLAB ON GRADE
Roof Cover/Deck:
00 - CORRUGATED METAL
Floor Finish:
01 - CONCRETE FINISH
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
02 - MASONRY PIL/STL
Plumbing Fixtures:
38

Building Sketch



Interior/Exterior Areas

Type	Square Feet	Exterior Wall
44 - LIGHT MFG	129,367	15 - PREFINISHED METAL
OFG - Office - Good	2,805	15 - PREFINISHED METAL
44 - LIGHT MFG	6,308	15 - PREFINISHED METAL

Commercial Features

Type	Units
UTU - UTILITY UNFINISHED	2160 X 1
CAW - CANOPY	1740 X 1
FEL - FREIGHT ELEVATOR	49800 X 1
SPR - SPRINKLER SYSTEM	99860 X 1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/5/2022	$13,500,000	3521	496	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/25/1995	$4,000,000	1094C	572	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/1/1991	$0	759C	666		-	-
11/21/1984	$0	422C	794		-	-
9/8/1970	$0	349A	363		-	-