

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

Jan 1 Owner  
 VINCILL SAMUEL D &  
 MELISSA C  
 550 WALNUT GROVE RD  
 BLUFF CITY TN 37618

Current Owner

**WALNUT GROVE RD 550**  
 Ctrl Map: 125    Group:    Parcel: 090.10    Pl:    SI: 000

**Value Information**

<b>Land Market Value:</b>	\$328,600	<b>Land Use Value:</b>	\$77,500
<b>Improvement Value:</b>	\$176,900	<b>Improvement Value:</b>	\$176,900
<b>Total Market Appraisal:</b>	\$505,500	<b>Total Use Appraisal:</b>	\$254,400
		<b>Assessment Percentage:</b>	25%
		<b>Assessment:</b>	\$63,600

**Subdivision Data**

**Subdivision:**  
 VINCILL PROP MINOR SUB  
**Plat Book:** 52    **Plat Page:** 215    **Block:**    **Lot:** 2

**Additional Information**

**General Information**

**Class:** 11 - Agricultural    **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:** A-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/21/2002	\$150,000	1735C	569	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/1/1983	\$0	378C	587		-	-

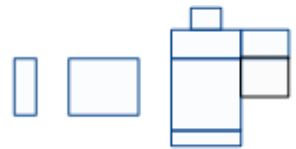
**Land Information**

Long Land Information list on subsequent pages

**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:**  
 1222  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 00 - SQUARE

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1931  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,056
OPF - OPEN PORCH FINISHED	224
BMU - BASEMENT UNFINISHED	260
UTU - UTILITY UNFINISHED	140
EPU - ENCLOSED PORCH UNFINISHED	416
CPU - CARPORT UNFINISHED	286
ATF - ATTIC FINISHED	832
OPU - OPEN PORCH UNFINISHED	396

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	20X30	600
1	OSH - OPEN SHED	10X15	150
1	WDK - WOOD DECK	12X25	300

**Land Information**

Land Code	Soil Class	Units
45 - CROP	G	1.47
54 - PASTURE	G	3.00
54 - PASTURE	P	5.00
62 - WOODLAND 2	G	17.00
62 - WOODLAND 2	P	25.50
04 - IMP SITE		0.50

Deed Acres: 52.47

Calculated Acres: 0

Total Land Units: 52.47