

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

Jan 1 Owner  
 MCDUFFIE EDWARD D ETUX L/E &  
 EDWARD N MCDUFFIE ETAL R/M  
 771 WALNUT GROVE RD  
 BLUFF CITY TN 37618

Current Owner

**WALNUT GROVE RD 771**  
 Ctrl Map: 125    Group:    Parcel: 120.55    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$15,800  
**Improvement Value:** \$358,700  
**Total Market Appraisal:** \$374,500  
**Assessment Percentage:** 25%  
**Assessment:** \$93,625

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 16  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** Z01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 0.79

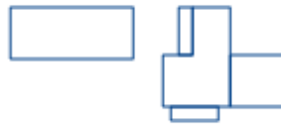
Land Code	Soil Class	Units
04 - IMP SITE		0.79

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1662  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 2.00  
**Actual Year Built:**  
 1988  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,340
OPF - OPEN PORCH FINISHED	168
OPF - OPEN PORCH FINISHED	168
GRF - GARAGE FINISHED	728
ATF - ATTIC FINISHED	1,612

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	12X17	204
1	OSH - OPEN SHED	10X17	170
1	UTB - UTILITY BUILDING	8X10	80
1	WDK - WOOD DECK	IRR	64
1	OSH - OPEN SHED	10X17	170
1	GUD - DETACHED GARAGE UNFINISHED	30X32	960

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/25/2019	\$0	3323	645		QC - QUITCLAIM DEED	-
6/20/1984	\$0	420C	33		-	-
1/1/1984	\$3,500	420C	33	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/1/1900	\$0	NA	NA		-	-