

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

Jan 1 Owner  
 WILLIAMS BRANDON LEE &  
 AMBER NICHOLE NGAWANA  
 404 PINE HILL RD  
 BLUFF CITY TN 37618

Current Owner

**PINE HILL RD 404**

Ctrl Map: 125    Group:    Parcel: 125.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$22,000  
**Improvement Value:** \$191,700  
**Total Market Appraisal:** \$213,700  
**Assessment Percentage:** 25%  
**Assessment:** \$53,425

**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:** 1.34      **Calculated Acres:** 0      **Total Land Units:** 1.34

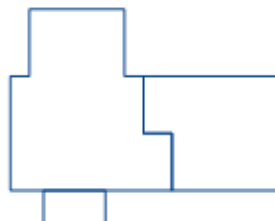
Land Code	Soil Class	Units
04 - IMP SITE		1.34

**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:**  
 1024  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1935  
**Plumbing Fixtures:**  
 5  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,024
OPF - OPEN PORCH FINISHED	91
GRF - GARAGE FINISHED	648

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PBN - POLE BARN	24X34	816
1	STP - STOOP	4X7	28
1	WDK - WOOD DECK	IRR	228

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/23/2025	\$270,000	3681	742	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/21/2024	\$0	3621	2022		HR - AFFIDAVIT OF HEIRSHIP	-
3/9/1995	\$0	1049C	763		-	-
3/11/1993	\$30,000	900C	552	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/5/1945	\$0	71A	409		-	-
3/26/1935	\$0	30A	303		-	-