

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

Jan 1 Owner  
 ENGELMAN CHRISTOPHER T &  
 AMY CAROL  
 1272 WALNUT GROVE RD  
 BLUFF CITY TN 37618

Current Owner

**WALNUT GROVE RD 1262**

Ctrl Map: 126    Group:    Parcel: 060.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$19,900  
**Improvement Value:** \$274,500  
**Total Market Appraisal:** \$294,400  
**Assessment Percentage:** 25%  
**Assessment:** \$73,600

**Subdivision Data**

**Subdivision:**  
 ENGLEMAN & MYERS REPLAT LOT 1  
**Plat Book:** 56    **Plat Page:** 524    **Block:**    **Lot:** 1-B

**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:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X24	288
1	WDK - WOOD DECK	8X20	160

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.18    **Calculated Acres:** 0    **Total Land Units:** 1.18

Land Code	Soil Class	Units
04 - IMP SITE		1.18

**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:**  
 1568  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1997  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,568
BMU - BASEMENT UNFINISHED	1,568

**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>
6/26/2024	\$0	3611	2440		QC - QUITCLAIM DEED	-
5/9/2023	\$0	3556	1563		QC - QUITCLAIM DEED	-
4/11/2012	\$0	3030	106		-	-
4/16/1997	\$0	1211C	754		-	-