

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

Jan 1 Owner  
 LYON BRET A & KIMBERLY L  
 262 SKY WA MO RD  
 BLUFF CITY TN 37618

Current Owner

**SKY WA MO RD 262**  
 Ctrl Map: 126    Group:    Parcel: 175.00    Pl:    SI: 000

**Value Information**

<b>Land Market Value:</b>	\$234,000	<b>Land Use Value:</b>	\$60,700
<b>Improvement Value:</b>	\$692,800	<b>Improvement Value:</b>	\$692,800
<b>Total Market Appraisal:</b>	\$926,800	<b>Total Use Appraisal:</b>	\$753,500
		<b>Assessment Percentage:</b>	25%
		<b>Assessment:</b>	\$188,375

**Subdivision Data**

**Subdivision:**  
 LYON PROPERTY

<b>Plat Book:</b>	<b>Plat Page:</b>	<b>Block:</b>	<b>Lot:</b>
52	480		2

**Additional Information**

**General Information**

<b>Class:</b> 11 - Agricultural	<b>City:</b>
<b>City #:</b>	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 000	<b>Neighborhood:</b> R01
<b>District:</b> 16	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 2	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 11 - INDIVIDUAL / INDIVIDUAL	<b>Zoning:</b> A-1
<b>Utilities - Gas/Gas Type:</b> 00 - NONE	

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Long Land Information list on subsequent pages

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY

**Exterior Wall:**  
 12 - BRICK/WOOD

**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT

**Quality:**  
 2- - ABOVE AVERAGE -

**Square Feet of Living Area:**  
 3493

**Foundation:**  
 02 - CONTINUOUS FOOTING

**Roof Framing:**  
 02 - GABLE/HIP

**Cabinet/Millwork:**  
 03 - AVERAGE

**Interior Finish:**  
 07 - DRYWALL

**Bath Tiles:**  
 00 - NONE

**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 2.00

**Actual Year Built:**  
 1997

**Plumbing Fixtures:**  
 11

**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 Areas**

Areas	Square Feet
BAS - BASE	2,551
OPF - OPEN PORCH FINISHED	240
GRF - GARAGE FINISHED	550
USH - UPPER STORY HIGH	1,570

**Commercial Building #: 2**

**Improvement Type:**

47 - PREFAB

**Quality:**

1+ - AVERAGE +

**Foundation:**

01 - PIERS

**Roof Framing:**

04 - WOODFRAME/TRUSS

**Cabinet/Millwork:**

00 - NONE

**Interior Finish:**

00 - NONE

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Heat and AC:**

00 - NONE

**Building Sketch**



**Actual Year Built:**

2000

**Business Living Area:**

4000

**Floor System:**

01 - SLAB ON GRADE

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

01 - CONCRETE FINISH

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

01 - WOOD BEAM & COLUMN

**Plumbing Fixtures:**

0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
47 - PREFAB	4,000	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	OHS - OLD HOUSE	IRR	1
1	WDK - WOOD DECK	IRR	844
1	SLB - SLAB	16X16	256
1	PBN - POLE BARN	19X30	570
1	ASH - ATTACHED SHED	12X19	228
1	ASH - ATTACHED SHED	11X19	209
1	ASH - ATTACHED SHED	9X53	477
1	POL - SWIMMING POOL		512
2	POL - SWIMMING POOL	16X32	512
2	UTB - UTILITY BUILDING	16X16	256
2	PFO - OPEN PORCH FINISHED	6X16	96

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/5/2007	\$0	2561C	271		-	-
8/17/1994	\$0	1053C	805		-	-
7/8/1988	\$15,000	628C	771	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/1/1900	\$0	00N/R	NA		-	-

**Land Information**

<b>Deed Acres: 22.64</b>		<b>Calculated Acres: 0</b>		<b>Total Land Units: 22.64</b>	
Land Code	Soil Class	Units			
45 - CROP	G	6.00			
54 - PASTURE	A	5.87			
62 - WOODLAND 2	G	0.73			
62 - WOODLAND 2	A	9.04			
04 - IMP SITE		1.00			