

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 KRAYNAK STEVE & JANET
 6854 WILDLIFE CIR
 PINEY FLATS TN 37686

Current Owner

WILDLIFE CIR 6854
 Ctrl Map: 134J Group: A Parcel: 005.00 Pl: SI: 000

Value Information

Land Market Value: \$27,500
 Improvement Value: \$251,900
 Total Market Appraisal: \$279,400
 Assessment Percentage: 25%
 Assessment: \$69,850

Subdivision Data

Subdivision: THE CLIFFS PHASE 1
 Plat Book: 57 Plat Page: 1-3 Block: Lot: 21

Additional Information

General Information

Class: 00 - Residential
 City #: Special Service District 1: 000
 District: 20 Number of Buildings: 1
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City: Special Service District 2: 000
 Neighborhood: D03
 Number of Mobile Homes:
 Utilities - Electricity: 01 - PUBLIC
 Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.2 Calculated Acres: Total Land Units: 0.2

Land Code	Soil Class	Units
01 - RES		0.20

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: 1748
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 03 - AVERAGE
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 03 - U-SHAPED

Stories: 2.00
 Actual Year Built: 2020
 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	1,748
GRF - GARAGE FINISHED	441
OPF - OPEN PORCH FINISHED	96
OPF - OPEN PORCH FINISHED	49

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/15/2020	\$217,150	3402	1889	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/17/2019	\$1,827,764	3354	1925	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
7/20/2007	\$0	2582C	592		-	-