

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

Jan 1 Owner  
 Current Owner  
 STEGER SCOTT &  
 MARY K AGARWAL  
 5451 WILDLIFE CIR  
 PINEY FLATS TN 37686

**WILDLIFE CIR 5451**  
 Ctrl Map: 134J  
 Group: H  
 Parcel: 056.00  
 Pl:   
 SI: 000

**Value Information**

**Land Market Value:** \$27,500  
**Improvement Value:** \$363,400  
**Total Market Appraisal:** \$390,900  
**Assessment Percentage:** 25%  
**Assessment:** \$97,725

**Subdivision Data**

**Subdivision:**  
 THE CLIFFS AT BOONE LAKE PH 4  
**Plat Book:** 58 **Plat Page:** 385-390 **Block:** **Lot:** 96

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** **City:**  
**Special Service District 1:** 000 **Special Service District 2:** 000  
**District:** 20 **Neighborhood:** D03  
**Number of Buildings:** 1 **Number of Mobile Homes:**  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL **Zoning:**  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO		60

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres:	Calculated Acres:	Total Land Units:
0.2		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:**  
 2676  
**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:**  
 2023  
**Plumbing Fixtures:**  
 10  
**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	1,374
GRF - GARAGE FINISHED	420
OPF - OPEN PORCH FINISHED	85
USF - UPPER STORY FINISHED	1,302

**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>
8/24/2023	\$384,795	3571	1398	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/25/2022	\$3,200,000	3532	222	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
12/12/2019	\$0	3362	643		-	-