

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 METCALF JOHN PAUL &
 REBECCA KATHRYN METCALF
 5399 WILDLIFE CIR
 PINEY FLATS TN 37686

Current Owner

WILDLIFE CIR 5399

Ctrl Map: 134J Group: H Parcel: 058.00 Pl: SI: 000

Value Information

Land Market Value: \$26,200
Improvement Value: \$359,800
Total Market Appraisal: \$386,000
Assessment Percentage: 25%
Assessment: \$96,500

Subdivision Data

Subdivision:
 THE CLIFFS AT BOONE LAKE PH 4
Plat Book: 58 **Plat Page:** 385-390 **Block:** **Lot:** 98

Additional Information

General Information

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

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	6X10	60

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.19 **Calculated Acres:** **Total Land Units:** 0.19

Land Code	Soil Class	Units
01 - RES		0.19

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:
 2634
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:
 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 Areas

Areas	Square Feet
BAS - BASE	1,353
GRF - GARAGE FINISHED	441
OPF - OPEN PORCH FINISHED	85
USF - UPPER STORY FINISHED	1,281

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/20/2023	\$363,365	3587	55	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		-	-