

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 MCKINNEY STEVEN J &
 SUZANNE
 771 RANGEWOOD RD
 PINEY FLATS TN 37686

Current Owner

RANGEWOOD RD 771
 Ctrl Map: 1340 Group: C Parcel: 006.00 Pl: SI: 000

Value Information

Land Market Value: \$49,900
Improvement Value: \$871,300
Total Market Appraisal: \$921,200
Assessment Percentage: 25%
Assessment: \$230,300

Subdivision Data

Subdivision:
 JAMESTOWN ESTATES SEC 1
Plat Book: 52 **Plat Page:** 298 **Block:** **Lot:** 6

Additional Information

General Information

Class: 00 - Residential **City #:** **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** P01
District: 20 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:** R-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	14X18	252

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.76 **Calculated Acres:** .81 **Total Land Units:** 0.81

Land Code	Soil Class	Units
01 - RES		0.81

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 12 - BRICK/WOOD
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2 - ABOVE AVERAGE
Square Feet of Living Area:
 3569
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 06 - EXTREME IRR

Building Sketch



Stories:

2.00

Actual Year Built:

2007

Plumbing Fixtures:

16

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

04 - ABOVE AVERAGE

Electrical:

04 - ABOVE AVG

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,557
USF - UPPER STORY FINISHED	1,012
SPF - SCREEN PORCH FINISHED	130
OPF - OPEN PORCH FINISHED	161
GRF - GARAGE FINISHED	556
BMU - BASEMENT UNFINISHED	2,417

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/24/2008	\$561,120	2628C	720	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/11/2005	\$9,000	2256C	530	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/27/1996	\$19,000	1153C	357	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/6/1995	\$0	1071C	788		-	-