

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 CASSELL JULIE A
 445 HUMPHREYS RD
 WATAUGA TN 37694

Current Owner

HUMPHREYS RD 445
 Ctrl Map: 135 Group: Parcel: 108.08 Pl: SI: 000

Value Information

Land Market Value: \$45,100
Improvement Value: \$265,400
Total Market Appraisal: \$310,500
Assessment Percentage: 25%
Assessment: \$77,625

Subdivision Data

Subdivision: JOHN & JUDITH ANDERSON
Plat Book: 53 **Plat Page:** 81 **Block:** **Lot:**

Additional Information

General Information

Class: 00 - Residential **City #:** **City:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 09 **Neighborhood:** R01
Number of Buildings: 1 **Number of Mobile Homes:** 0
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:**

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	UUF - UTILITY ROOM UNF/GARAGE FIN	24X30	720
1	WDK - WOOD DECK	10X12	120

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 6.2 **Calculated Acres:** 0 **Total Land Units:** 6.2

Land Code	Soil Class	Units
04 - IMP SITE		6.20

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: 1571
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

Building Sketch



Stories: 2.00
Actual Year Built: 2011
Plumbing Fixtures: 6
Condition: AV - AVERAGE
Floor System: 03 - WOOD W/O 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	982
OPF - OPEN PORCH FINISHED	272
USH - UPPER STORY HIGH	982

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/30/2020	\$160,000	3416	48	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/30/2016	\$173,212	3194	281	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/1/2013	\$160,000	3084	2435	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/5/2009	\$0	2308C	499		-	-