

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

Jan 1 Owner  
 BYRD BRYAN C & AMIRA N  
 7289 WOLFE RIDGE CT  
 PINEY FLATS TN 37686

Current Owner

**WOLFE RIDGE CT 7289**

Ctrl Map: 135    Group:    Parcel: 154.60    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$145,900  
**Improvement Value:** \$1,138,900  
**Total Market Appraisal:** \$1,284,800  
**Assessment Percentage:** 25%  
**Assessment:** \$321,200

**Subdivision Data**

**Subdivision:** WOLFE RIDGE MEADOWS  
**Plat Book:** 59    **Plat Page:** 254    **Block:**    **Lot:** 9

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** P01  
**District:** 9    **Number of Mobile Homes:**  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP		12

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

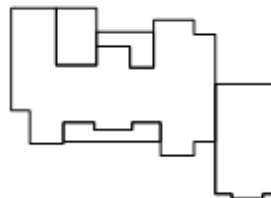
**Deed Acres:** 7.03    **Calculated Acres:**    **Total Land Units:** 7.03

Land Code	Soil Class	Units
04 - IMP SITE		7.03

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2 - ABOVE AVERAGE  
**Square Feet of Living Area:**  
 4225  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 04 - IRR SHAPE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 2025  
**Plumbing Fixtures:**  
 12  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	3,464
SPF - SCREEN PORCH FINISHED	408
OPF - OPEN PORCH FINISHED	234
OPF - OPEN PORCH FINISHED	280
GRF - GARAGE FINISHED	1,268
USH - UPPER STORY HIGH	1,268

**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>
7/30/2025	\$1,500,000	3661	508	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/12/2024	\$0	3601	1396		QC - QUITCLAIM DEED	-
6/9/2022	\$0	3512	254		-	-