

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 GRINDSTAFF BOBBY J &
 STELLA M
 323 PEALER RD
 WATAUGA TN 37694

Current Owner

PEALER RD 323

Ctrl Map: 141 Group: Parcel: 022.00 Pl: SI: 000

Value Information

Land Market Value: \$127,400
Improvement Value: \$124,200
Total Market Appraisal: \$251,600

Land Use Value: \$34,500
Improvement Value: \$124,200
Total Use Appraisal: \$158,700
Assessment Percentage: 25%
Assessment: \$39,675

Additional Information

General Information

Class: 11 - Agricultural
City #:
Special Service District 1: 000
District: 09
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: R01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: A-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	SHD - SHED	24X24	576
1	STP - STOOP	IRR	256

Sale Information

Long Sale Information list on subsequent pages

Land Information

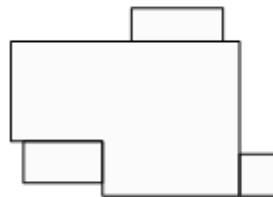
Long Land Information list on subsequent pages

Residential Building #: 1

Improvement Type:
 50 - MANUFACTURED
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 0 - NONE
Quality:
 0 - BELOW AVERAGE
Square Feet of Living Area:
 1749
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 03 - MANSARD
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Stories:
 1.00
Actual Year Built:
 1970
Plumbing Fixtures:
 6
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 02 - METAL SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 01 - WOOD BEAM & COLUMN

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,749
SPU - SCREEN PORCH UNFINISHED	176
UTF - UTILITY FINISHED	100
OPU - OPEN PORCH UNFINISHED	190

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/30/2002	\$60,000	1812C	672	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/28/1997	\$58,000	1245C	410	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/18/1963	\$0	0228A	00525		-	-
6/12/1947	\$0	0192A	00553		-	-

Land Information

Deed Acres: 0	Calculated Acres: 22.4	Total Land Units: 22.38
Land Code	Soil Class	Units
54 - PASTURE	P	5.88
62 - WOODLAND 2	A	5.00
62 - WOODLAND 2	P	11.00
04 - IMP SITE		0.50