

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 PINNACLE NORTH II LLC
 % JOHNSON DEVELOPMENT
 601 STATE ST 6TH FL
 BRISTOL VA 24201

Current Owner

PINNACLE PARKWAY
 Ctrl Map: 019 Group: Parcel: 192.35 Pl: SI: 000

Value Information

Land Market Value: \$2,362,400
Improvement Value: \$7,411,000
Total Market Appraisal: \$9,773,400
Assessment Percentage: 40%
Assessment: \$3,909,360

Subdivision Data

Subdivision: PINNACLE NORTH TN
Plat Book: 54 **Plat Page:** 206 **Block:** **Lot:** 2

Additional Information

THE PINNACLE PLAZA SHOPS

General Information

Class: 08 - Commercial **City:** BRISTOL
City #: 090 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** B20
District: 05 **Number of Mobile Homes:** 0
Number of Buildings: 6 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 09 - INDIVIDUAL / PUBLIC **Zoning:**
Utilities - Gas/Gas Type: 05 - INDIVIDUAL - NATURAL GAS

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

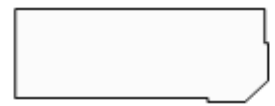
Long Sale Information list on subsequent pages

Land Information

Deed Acres: 5.94	Calculated Acres: 0	Total Land Units: 5.94
Land Code	Soil Class	Units
11 - COM RURAL		5.94

Commercial Building #: 1

Improvement Type: 20 - STORE
Quality: 2+ - ABOVE AVERAGE +
Foundation: 03 - SPREAD FOOTING
Roof Framing: 05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork: 04 - ABOVE AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 01 - FLOOR ONLY
Shape: 01 - RECTANGLE
Heat and AC: 08 - HVAC PKG
Building Sketch



Actual Year Built: 2015
Business Living Area: 7036
Floor System: 01 - SLAB ON GRADE
Roof Cover/Deck: 11 - BUILT-UP/METAL GYPSUM
Floor Finish: 11 - CARPET COMBINATION
Paint/Decor: 04 - ABOVE AVERAGE
Electrical: 04 - ABOVE AVG
Structural Frame: 02 - MASONRY PIL/STL
Plumbing Fixtures: 16
Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	7,036	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
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Commercial Building #: 2

Improvement Type:

20 - STORE

Quality:

2+ - ABOVE AVERAGE +

Foundation:

03 - SPREAD FOOTING

Roof Framing:

05 - BAR JOIST/RIGID FRAME

Cabinet/Millwork:

04 - ABOVE AVG

Interior Finish:

07 - DRYWALL

Bath Tiles:

01 - FLOOR ONLY

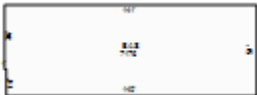
Shape:

01 - RECTANGLE

Heat and AC:

08 - HVAC PKG

Building Sketch



Actual Year Built:

2015

Business Living Area:

7036

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

11 - BUILT-UP/METAL GYPSUM

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

04 - ABOVE AVERAGE

Electrical:

04 - ABOVE AVG

Structural Frame:

02 - MASONRY PIL/STL

Plumbing Fixtures:

12

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	7,036	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
SPR - SPRINKLER SYSTEM	6340 X 1

Commercial Building #: 3

Improvement Type:

20 - STORE

Quality:

2+ - ABOVE AVERAGE +

Foundation:

03 - SPREAD FOOTING

Roof Framing:

05 - BAR JOIST/RIGID FRAME

Cabinet/Millwork:

04 - ABOVE AVG

Interior Finish:

07 - DRYWALL

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Heat and AC:

08 - HVAC PKG

Building Sketch



Actual Year Built:

2015

Business Living Area:

10080

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

11 - BUILT-UP/METAL GYPSUM

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

04 - ABOVE AVERAGE

Electrical:

04 - ABOVE AVG

Structural Frame:

02 - MASONRY PIL/STL

Plumbing Fixtures:

5

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	10,080	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
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Commercial Building #: 4

Improvement Type:
20 - STORE

Quality:
2+ - ABOVE AVERAGE +

Foundation:
03 - SPREAD FOOTING

Roof Framing:
05 - BAR JOIST/RIGID FRAME

Cabinet/Millwork:
04 - ABOVE AVG

Interior Finish:
07 - DRYWALL

Bath Tiles:
04 - FLOOR-1/2 WALL

Shape:
01 - RECTANGLE

Heat and AC:
08 - HVAC PKG

Building Sketch



Actual Year Built:
2015

Business Living Area:
10114

Floor System:
01 - SLAB ON GRADE

Roof Cover/Deck:
11 - BUILT-UP/METAL GYPSUM

Floor Finish:
11 - CARPET COMBINATION

Paint/Decor:
04 - ABOVE AVERAGE

Electrical:
04 - ABOVE AVG

Structural Frame:
02 - MASONRY PIL/STL

Plumbing Fixtures:
14

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	10,114	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
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Commercial Building #: 5

Improvement Type:
20 - STORE

Quality:
2+ - ABOVE AVERAGE +

Foundation:
02 - CONTINUOUS FOOTING

Roof Framing:
05 - BAR JOIST/RIGID FRAME

Cabinet/Millwork:
04 - ABOVE AVG

Interior Finish:
07 - DRYWALL

Bath Tiles:
00 - NONE

Shape:
01 - RECTANGLE

Heat and AC:
08 - HVAC PKG

Building Sketch



Actual Year Built:
2015

Business Living Area:
10106

Floor System:
01 - SLAB ON GRADE

Roof Cover/Deck:
11 - BUILT-UP/METAL GYPSUM

Floor Finish:
11 - CARPET COMBINATION

Paint/Decor:
04 - ABOVE AVERAGE

Electrical:
04 - ABOVE AVG

Structural Frame:
02 - MASONRY PIL/STL

Plumbing Fixtures:
3

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	10,106	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
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Commercial Building #: 6

Improvement Type:

20 - STORE

Quality:

2+ - ABOVE AVERAGE +

Foundation:

03 - SPREAD FOOTING

Roof Framing:

05 - BAR JOIST/RIGID FRAME

Cabinet/Millwork:

04 - ABOVE AVG

Interior Finish:

07 - DRYWALL

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Heat and AC:

08 - HVAC PKG

Building Sketch



Actual Year Built:

2015

Business Living Area:

10080

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

11 - BUILT-UP/METAL GYPSUM

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

04 - ABOVE AVERAGE

Electrical:

04 - ABOVE AVG

Structural Frame:

02 - MASONRY PIL/STL

Plumbing Fixtures:

7

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	10,080	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
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Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	88,700
1	SLB - SLAB	IRR	702
1	SLB - SLAB	IRR	390
1	SLB - SLAB	IRR	744
4	SIM - SITE IMPROVEMENT	5X6	1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/15/2015	\$0	3165	2166		-	-
5/16/2014	\$0	3120	408		-	-
2/1/2013	\$8,500,000	3067	1881	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
12/1/2005	\$0	2338C	451		-	-