

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

Jan 1 Owner  
 REYNOLDS MATTHEW D &  
 RENEE L  
 2406 ANDERSON ST  
 BRISTOL TN 37620

Current Owner

**ANDERSON ST 2406**  
 Ctrl Map: 020G    Group: J    Parcel: 012.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$25,800  
**Improvement Value:** \$147,600  
**Total Market Appraisal:** \$173,400  
**Assessment Percentage:** 25%  
**Assessment:** \$43,350

**Subdivision Data**

**Subdivision:** COMBS/MCDANIEL LOTS  
**Plat Book:** 7    **Plat Page:** 183    **Block:**    **Lot:** 2

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** BRISTOL  
**City #:** 090    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** B01  
**District:** 17    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/16/2006	\$66,000	671	187	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/16/1954	\$0	00101	00258		-	-

**Land Information**

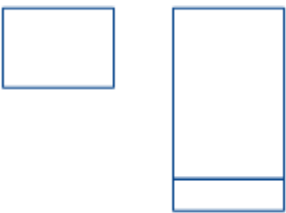
**Deed Acres:** 0.69    **Calculated Acres:** 0    **Total Land Units:** 0.74

Land Code	Soil Class	Units
01 - RES		0.74

**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:** 1204  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 08 - PLASTERED DIRECT  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:**

1.00  
**Actual Year Built:** 1941  
**Plumbing Fixtures:** 3  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 04 - ASPHALT TILE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,204
OPF - OPEN PORCH FINISHED	224
BMU - BASEMENT UNFINISHED	560

## Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	CPY - CANOPY	10X20	200
1	CPY - CANOPY	5X6	30
1	STP - STOOP	5X8	40
1	GUD - DETACHED GARAGE UNFINISHED		624