

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

Jan 1 Owner  
 PHOENIX PROPERTY INVESTMENTS LLC  
 38 EARHART RD  
 BLUFF CITY TN 37618

Current Owner

**HWY 126 691**  
 Ctrl Map: 020H    Group: A    Parcel: 045.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$56,100  
**Improvement Value:** \$104,200  
**Total Market Appraisal:** \$160,300  
**Assessment Percentage:** 40%  
**Assessment:** \$64,120

**Subdivision Data**

**Subdivision:** GODSEYS GATEWAY SUB REPLAT  
**Plat Book:** 39    **Plat Page:** 33    **Block:**    **Lot:** 2

**Additional Information**

**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:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** B-3  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/19/2024	\$200,000	3616	317	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/28/1994	\$32,000	992C	98	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED

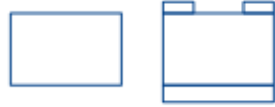
**Land Information**

**Deed Acres:** 0.18    **Calculated Acres:** .18    **Total Land Units:** 0.18

Land Code	Soil Class	Units
10 - COM		0.18

**Commercial Building #: 1**

**Improvement Type:** 30 - OFFICE  
**Quality:** 1- - AVERAGE -  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 11 - PANELING BELOW AVG  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE  
**Heat and AC:** 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:** 1940  
**Business Living Area:** 2080  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 08 - PINE/SOFT WOOD  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE  
**Plumbing Fixtures:** 8  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
30 - OFFICE	1,040	04 - SIDING AVERAGE
APC - Apartment	1,040	04 - SIDING AVERAGE

**Commercial Features**

Type	Units
OPF - OPEN PORCH FINISHED	44 X 1
OPF - OPEN PORCH FINISHED	240 X 1
OPF - OPEN PORCH FINISHED	44 X 1