

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 SEXTON BENJAMIN RYAN &
 CLAIRE M GUITTARD
 101 MONTVUE RD
 BRISTOL TN 37620

Current Owner

MONTVUE RD 101

Ctrl Map: 020M Group: G Parcel: 002.00 Pl: SI: 000

Value Information

Land Market Value: \$28,400
Improvement Value: \$356,500
Total Market Appraisal: \$384,900
Assessment Percentage: 25%
Assessment: \$96,225

Subdivision Data

Subdivision: HOLSTON HILLS ADD
Plat Book: 1 **Plat Page:** 93 **Block:** G **Lot:** 11

Additional Information

11A

General Information

Class: 00 - Residential
City #: 090
Special Service District 1: 000
District: 17
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 00 - NONE

City: BRISTOL
Special Service District 2: 000
Neighborhood: B01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X24	576
1	PTO - PATIO	8X27	216

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 0 **Total Land Units:** 0.41

Land Code	Soil Class	Units
01 - RES		0.41

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: 2223
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 10 - PANEL-PLAST-DRYWALL
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Building Sketch



Stories:

1.00

Actual Year Built:

1961

Plumbing Fixtures:

7

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,548
OPF - OPEN PORCH FINISHED	71
OPF - OPEN PORCH FINISHED	192
BSF - BASE SEMI FINISHED	675
BMU - BASEMENT UNFINISHED	675

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/30/2023	\$389,000	3572	1074	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/15/2022	\$0	3513	1178		TR - TRUSTEE'S DEED	-
5/1/1990	\$0	331	158		-	-
7/19/1989	\$50,000	287	379	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/4/1968	\$0	00128	00322		-	-