

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

Jan 1 Owner  
 WALDECKER BREANNA &  
 BRYCE WALDECKER  
 804 VIRGINIA AVE  
 BRISTOL TN 37620

Current Owner

**VIRGINIA AVE 804**  
 Ctrl Map: 021G    Group: C    Parcel: 032.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$15,600  
**Improvement Value:** \$182,800  
**Total Market Appraisal:** \$198,400  
**Assessment Percentage:** 25%  
**Assessment:** \$49,600

**Subdivision Data**

**Subdivision:** FAIRMOUNT LAND CO  
**Plat Book:** 1    **Plat Page:** 13    **Block:** 30    **Lot:** P 4

**Additional Information**

**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:** 01 - PUBLIC - NATURAL GAS

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

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

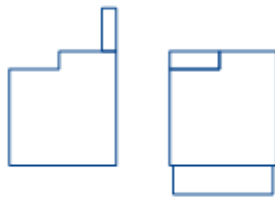
<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .21	<b>Total Land Units:</b> 0.21
Land Code	Soil Class	Units
01 - RES		0.21

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 3 - RADIANT HEAT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1424  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 08 - PLASTERED DIRECT  
**Bath Tiles:** 00 - NONE  
**Shape:** 00 - SQUARE

**Stories:** 2.00  
**Actual Year Built:** 1926  
**Plumbing Fixtures:** 6  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	890
UTF - UTILITY FINISHED	70
OPF - OPEN PORCH FINISHED	224
OPF - OPEN PORCH FINISHED	48
USH - UPPER STORY HIGH	890

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	12X18	216
1	CPY - CANOPY	10X18	180
1	CPY - CANOPY	12X14	168
1	STP - STOOP	12X14	168

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/13/2023	\$0	3578	1340		SC - SCRIVENER'S AFFIDAVIT	-
8/25/2023	\$199,995	3571	2181	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/6/2018	\$76,000	3299	931	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/12/1963	\$0	00119	00010		-	-