

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

Jan 1 Owner  
 DOUGLAS HUNTER L & ERIKA C  
 1290 V I RANCH RD  
 BRISTOL TN 37620

Current Owner

**V I RANCH RD 1290**

Ctrl Map: 023    Group:    Parcel: 036.40    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,000  
**Improvement Value:** \$226,200  
**Total Market Appraisal:** \$246,200  
**Assessment Percentage:** 25%  
**Assessment:** \$61,550

**Additional Information**

LT9 JAMES CLAUDE THOMAS LT  
 LOTS

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 22  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** B03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

| Sale Date | Price     | Book | Page | Vacant/Improved | Type Instrument    | Qualification |
|-----------|-----------|------|------|-----------------|--------------------|---------------|
| 6/11/2018 | \$120,033 | 3291 | 1986 | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED  |
| 5/31/1995 | \$20,000  | 378  | 316  | I - IMPROVED    | WD - WARRANTY DEED | L - LIMITED   |

**Land Information**

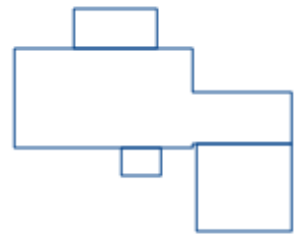
**Deed Acres:** 1                      **Calculated Acres:** 0                      **Total Land Units:** 1

| Land Code     | Soil Class | Units |
|---------------|------------|-------|
| 04 - IMP SITE |            | 1.00  |

**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:**  
 1450  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1900

**Plumbing Fixtures:**

3

**Condition:**

AV - AVERAGE

**Floor System:**

03 - WOOD W/O SUB FLOOR

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

| Areas                         | Square Feet |
|-------------------------------|-------------|
| BAS - BASE                    | 1,450       |
| OPF - OPEN PORCH FINISHED     | 70          |
| SPU - SCREEN PORCH UNFINISHED | 210         |
| GRU - GARAGE UNFINISHED       | 528         |

**Outbuildings & Yard Items**

| <b>Building #</b> | <b>Type</b>            | <b>Description</b> | <b>Area/Units</b> |
|-------------------|------------------------|--------------------|-------------------|
| 1                 | OSH - OPEN SHED        | 12X14              | 168               |
| 1                 | ASH - ATTACHED SHED    | 10X14              | 140               |
| 1                 | OSH - OPEN SHED        | 9X12               | 108               |
| 1                 | UTB - UTILITY BUILDING | 12X14              | 168               |