

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 GROSS JANE F ETAL
 854 V I RANCH RD
 BRISTOL TN 37620

Current Owner
 GROSS JASON &
 ANGELA TAYLOR
 854 V I RANCH RD
 BRISTOL TN 37620

V I RANCH RD 854
 Ctrl Map: 039 Group: Parcel: 061.00 Pl: SI: 000

Value Information

Land Market Value:	\$239,500	Land Use Value:	\$71,100
Improvement Value:	\$238,600	Improvement Value:	\$238,600
Total Market Appraisal:	\$478,100	Total Use Appraisal:	\$309,700
		Assessment Percentage:	25%
		Assessment:	\$77,425

Subdivision Data

Subdivision:
 DOUGLAS GROSS PROP
Plat Book: **Plat Page:** **Block:** **Lot:**
 56 514

Additional Information

General Information

Class: 11 - Agricultural **City:**
City #: **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** B03
District: 22 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:** A-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Long Land Information list on subsequent pages

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:
 1778
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Stories:
 1.00
Actual Year Built:
 1967
Plumbing Fixtures:
 6
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
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	1,778
EPF - ENCLOSED PORCH FINISHED	154
OPF - OPEN PORCH FINISHED	64
OPF - OPEN PORCH FINISHED	204
BMU - BASEMENT UNFINISHED	1,092
CPU - CARPORT UNFINISHED	210

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ISH - IMPLEMENT SHED	21X48	1,008
1	UTB - UTILITY BUILDING	11X20	220
1	UTB - UTILITY BUILDING	9X12	108
1	SHD - SHED	9X12	108
1	CPY - CANOPY	12X12	144
1	UTB - UTILITY BUILDING	10X13	130
1	PBN - POLE BARN	32X45	1,440

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/27/2023	\$0	3550	680		GB - GREENBELT APPLICATION	-
2/25/2022	\$0	3689	2308		QC - QUITCLAIM DEED	-
2/24/2022	\$0	3497	1605		HR - AFFIDAVIT OF HEIRSHIP	-
1/10/2022	\$0	3497	1602		HR - AFFIDAVIT OF HEIRSHIP	-
11/5/1984	\$0	231	898		-	-
7/28/1983	\$0	222	826		-	-
8/12/1950	\$0	92	597		-	-

Land Information

Deed Acres: 26.15		Calculated Acres:		Total Land Units: 26.1	
Land Code	Soil Class	Units			
46 - ROTATION	A	14.27			
54 - PASTURE	P	11.33			
04 - IMP SITE		0.50			