

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

Jan 1 Owner  
 WELLS KENNETH M & OMA L  
 1451 BRISTOL CAVERNS HWY  
 BRISTOL TN 37620

Current Owner

**BRISTOL CAVERNS HWY 1451**

Ctrl Map: 039    Group:    Parcel: 103.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$7,500  
 Improvement Value: \$92,200  
 Total Market Appraisal: \$99,700  
 Assessment Percentage: 25%  
 Assessment: \$24,925

**Subdivision Data**

Subdivision: J C FRYE SUB  
 Plat Book: 1    Plat Page: 131    Block:    Lot: PT 4

**Additional Information**

**General Information**

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

**Outbuildings & Yard Items**

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

Long Sale Information list on subsequent pages

**Land Information**

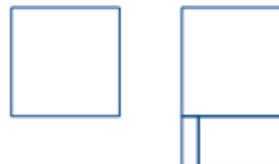
Deed Acres: 0    Calculated Acres: 0    Total Land Units: 0.2

Land Code	Soil Class	Units
04 - IMP SITE		0.20

**Residential Building #: 1**

Improvement Type: 51 - SINGLE FAMILY  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 3 - RADIANT HEAT  
 Quality: 0 - BELOW AVERAGE  
 Square Feet of Living Area: 940  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 02 - BELOW AVG  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE

**Building Sketch**



Stories: 1.00  
 Actual Year Built: 1952  
 Plumbing Fixtures: 3  
 Condition: AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 00 - CORRUGATED METAL  
 Floor Finish: 09 - HARDWOOD/PARQUE  
 Paint/Decor: 02 - BELOW AVERAGE  
 Electrical: 02 - BELOW AVG  
 Structural Frame: 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	676
BSF - BASE SEMI FINISHED	264
OPF - OPEN PORCH FINISHED	48
BMU - BASEMENT UNFINISHED	676

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
4/25/2017	\$14,200	3241	1702	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
3/2/2017	\$0	3235	716		TR - TRUSTEE'S DEED	-
1/24/2007	\$24,000	684	440	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
3/13/1952	\$0	00096	00449		-	-