

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 GROSS FRED & PAT
 863 V I RANCH RD
 BRISTOL TN 37620

Current Owner
V I RANCH RD 863
 Ctrl Map: 040 Group: Parcel: 038.00 Pl: SI: 000

Value Information

Land Market Value: \$69,000
 Improvement Value: \$192,600
 Total Market Appraisal: \$261,600
 Assessment Percentage: 25%
 Assessment: \$65,400

Subdivision Data

Subdivision: VIRGINIA INTERMONT
 Plat Book: 1 Plat Page: 213 Block: Lot: PT16

Additional Information

General Information

Class: 00 - Residential 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

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/27/2001	\$0	WB88	324		-	-
12/29/1952	\$0	00098	00184		-	-

Land Information

Deed Acres: 0 Calculated Acres: 10.2 Total Land Units: 10.21

Land Code	Soil Class	Units
04 - IMP SITE		10.21

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 11 - COMMON BRICK
 Heat and AC: 7 - HEAT AND COOLING SPLIT
 Quality: 1 - AVERAGE
 Square Feet of Living Area: 1275
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 03 - AVERAGE
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 01 - RECTANGLE

Building Sketch



Stories: 1.00
 Actual Year Built: 1961
 Plumbing Fixtures: 3
 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 Areas

Areas	Square Feet
BAS - BASE	1,275
BMU - BASEMENT UNFINISHED	1,275

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	5X6	30
1	STP - STOOP	6X8	48
1	PTO - PATIO	6X26	156
1	PTO - PATIO	IRR	452
1	GUD - DETACHED GARAGE UNFINISHED	24X24	576
1	ASH - ATTACHED SHED	10X24	240
1	UTB - UTILITY BUILDING		192