Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sullivan (082)

Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
NIXON MICHAEL SHANNON &
STEPHANIE TRUSTEES
1516 VANCE TANK RD
BRISTOL TN 37620

Current Owner

VANCE TANK RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
053		064.00		000

Value Information

Land Market Value:	$27,700
Improvement Value:	$439,800
Total Market Appraisal:	$467,500
Assessment Percentage:	25%
Assessment:	$116,875

Additional Information

LIVING TRUST

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 21
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: B01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: A-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 1.5 **Calculated Acres:** 0 **Total Land Units:** 1.5

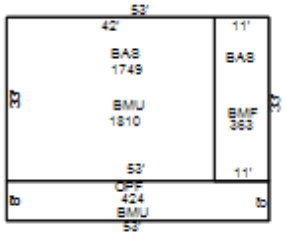
Land Code	Soil Class	Units
04 - IMP SITE		1.50

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:
1749
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:
2023
Plumbing Fixtures:
9
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
10 - HARDWOOD-TERR-TILE
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,749
BMU - BASEMENT UNFINISHED	1,810
BMF - BASEMENT FINISHED	363
OPF - OPEN PORCH FINISHED	424

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/11/2025	$0	3646	1445		QC - QUITCLAIM DEED	-
6/22/2022	$60,000	3513	2120	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
2/7/2022	$60,000	3492	1394	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/7/2022	$0	3492	1392		HR - AFFIDAVIT OF HEIRSHIP	-
12/19/1953	$0	00100	00223		-	-