

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

Jan 1 Owner  
 FRANCIS THOMAS G III & ANITA  
 L FRANCIS TRUSTEES  
 495 BOOHER DR  
 BRISTOL TN 37620

Current Owner

**BOOHER DR 495**

Ctrl Map: 054K    Group: B    Parcel: 004.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$46,400  
**Improvement Value:** \$405,800  
**Total Market Appraisal:** \$452,200  
**Assessment Percentage:** 25%  
**Assessment:** \$113,050

**Subdivision Data**

**Subdivision:**  
 MARJORIE GRAY ESTATE SEC 2  
**Plat Book:** 5    **Plat Page:** 75    **Block:**    **Lot:** 16

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** B03  
**District:** 21    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL  
 GAS

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 1.38	<b>Calculated Acres:</b> 1.3	<b>Total Land Units:</b> 1.3
Land Code	Soil Class	Units
01 - RES		1.30

**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:**  
 2240  
**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:**

2.00

**Actual Year Built:**

1992

**Plumbing Fixtures:**

8

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,120
USF - UPPER STORY FINISHED	1,120
OPF - OPEN PORCH FINISHED	132
GRF - GARAGE FINISHED	672

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X36	864
1	WDK - WOOD DECK	IRR	280
1	OSH - OPEN SHED		288

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/23/2018	\$0	3285	186		QC - QUITCLAIM DEED	-
9/6/2016	\$217,000	3214	1709	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/13/2012	\$176,000	3042	1365	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/16/2009	\$0	760	27		-	-
9/20/1996	\$120,000	387	24	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/9/1992	\$12,500	316	828	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED