

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

Jan 1 Owner  
 BRANCH JOHN R JR & SARA E  
 258 SCENIC DR  
 BRISTOL TN 37620

Current Owner

**SCENIC DR 258**

Ctrl Map: 0540    Group: A    Parcel: 008.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$27,200  
 Improvement Value: \$364,100  
 Total Market Appraisal: \$391,300  
 Assessment Percentage: 25%  
 Assessment: \$97,825

**Subdivision Data**

Subdivision: GRANDVIEW TERRACE  
 Plat Book: 2    Plat Page: 142    Block: B    Lot: 16

**Additional Information**

**General Information**

Class: 00 - Residential    City #:    City:  
 Special Service District 1: 000    Special Service District 2: 000  
 District: 21    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: R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	22X50	1,100

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

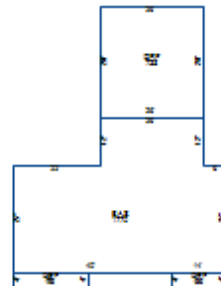
Deed Acres: 0    Calculated Acres: .35    Total Land Units: 0.35

Land Code	Soil Class	Units
01 - RES		0.35

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 11 - COMMON BRICK  
 Heat and AC: 8 - HEAT AND COOLING PKG  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 1770  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 00 - SQUARE

**Building Sketch**



Stories: 1.00  
 Actual Year Built: 1969  
 Plumbing Fixtures: 9  
 Condition: AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 03 - COMPOSITION SHINGLE  
 Floor Finish: 09 - HARDWOOD/PARQUE  
 Paint/Decor: 03 - AVERAGE  
 Electrical: 03 - AVERAGE  
 Structural Frame: 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,770
OPF - OPEN PORCH FINISHED	76
OPF - OPEN PORCH FINISHED	56
GRF - GARAGE FINISHED	728

**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>
8/24/2012	\$132,500	3047	850	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/5/2004	\$0	596	415		-	-
1/22/2004	\$105,000	583	611	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/1/1995	\$0	373	269		-	-