

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

Jan 1 Owner  
 MCDONALDS USA LLC  
 P O BOX 1288  
 BRISTOL TN 37621-1288

Current Owner

**HWY 394 2260**  
 Ctrl Map: 066    Group:    Parcel: 033.60    Pl:    Sl: 000

**Value Information**

**Land Market Value:** \$377,400  
**Improvement Value:** \$1,109,800  
**Total Market Appraisal:** \$1,487,200  
**Assessment Percentage:** 40%  
**Assessment:** \$594,880

**Subdivision Data**

**Subdivision:**  
 COX FARM REPLAT LOT 2B  
**Plat Book:** 52    **Plat Page:** 108    **Block:**    **Lot:** 2

**Additional Information**

MCDONALDS  
**General Information**  
**Class:** 08 - Commercial  
**City #:** 090  
**Special Service District 1:** 000  
**District:** 05  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** BRISTOL  
**Special Service District 2:** 000  
**Neighborhood:** B20  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

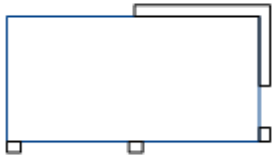
**Land Information**

**Deed Acres:** 1.53    **Calculated Acres:** 0    **Total Land Units:** 1.53

Land Code	Soil Class	Units
10 - COM		1.53

**Commercial Building #: 1**

**Improvement Type:**  
 26 - FAST FOOD  
**Quality:**  
 2 - ABOVE AVERAGE  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 05 - FLOOR & WALL  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**  
 2006  
**Business Living Area:**  
 4095  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 11 - BUILT-UP/METAL GYPSUM  
**Floor Finish:**  
 14 - HARD TILE  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
 12  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
26 - FAST FOOD	4,095	05 - SIDING ABOVE AVG

**Commercial Features**

Type	Units
CAN - CANOPY	296 X 1
CAN - CANOPY	20 X 1
CAN - CANOPY	20 X 1
CAN - CANOPY	20 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	27,305
1	CNC - CONCRETE PAVING	IRR	2,915
1	SIM - SITE IMPROVEMENT	16X11	1
1	SLB - SLAB	15X35	525
1	SIM - SITE IMPROVEMENT	9X16	1
1	UTB - UTILITY BUILDING	9X16	144
1	CLF - CHAIN LINK FENCE	IRR	1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/27/2006	\$350,000	2486C	279	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
8/16/2005	\$700,000	2299C	795	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/21/2000	\$0	1537C	73		-	-