

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 COMMERCIAL DEVELOPMENT
 COMPANY II LLC
 1758 MASENGILL RD
 BRISTOL TN 37620

Current Owner

HWY 394 2850
 Ctrl Map: 066 Group: Parcel: 072.56 Pl: SI: 000

Value Information

Land Market Value: \$427,900
Improvement Value: \$2,549,700
Total Market Appraisal: \$2,977,600
Assessment Percentage: 40%
Assessment: \$1,191,040

Additional Information

HVAC COMPANY
General Information
Class: 08 - Commercial
City #: 090
Special Service District 1: 000
District: 04
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

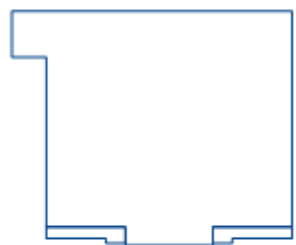
Long Sale Information list on subsequent pages

Land Information

Deed Acres: 5.21	Calculated Acres: 0	Total Land Units: 5.21
Land Code	Soil Class	Units
10 - COM		5.21

Commercial Building #: 1

Improvement Type:
 20 - STORE
Quality:
 1 - AVERAGE
Foundation:
 03 - SPREAD FOOTING
Roof Framing:
 05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 05 - FLOOR & WALL
Shape:
 01 - RECTANGLE
Heat and AC:
 08 - HVAC PKG
Building Sketch



Actual Year Built:
 2008
Business Living Area:
 42648
Floor System:
 01 - SLAB ON GRADE
Roof Cover/Deck:
 11 - BUILT-UP/METAL GYPSUM
Floor Finish:
 06 - VINYL OR CORK TYLE
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 02 - MASONRY PIL/STL
Plumbing Fixtures:
 28
Interior/Exterior Areas

Type	Square Feet	Exterior Wall
40 - WAREHOUSE	42,648	10 - CONC BLOCK/BRICK

Commercial Features

Type	Units
OPF - OPEN PORCH FINISHED	758 X 1
OPF - OPEN PORCH FINISHED	758 X 1
OHD - OVERHEAD DOOR	128 X 1
SPR - SPRINKLER SYSTEM	44164 X 1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	110,000
1	CNC - CONCRETE PAVING	IRR	4,152
1	LGT - LIGHTS	1 LT	2
1	LGT - LIGHTS	2 LTS	2
1	LGT - LIGHTS	3 LTS	3

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/16/2020	\$1,200,000	3413	199	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
6/4/2007	\$320,000	2547C	310	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/1/1900	\$0	NA	NA		-	-