

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

Jan 1 Owner  
 LUCAS ROBERT W &  
 KRISTEN M  
 416 BEECHWOOD CIR  
 BRISTOL TN 37620

Current Owner

**BEECHWOOD CIR 416**  
 Ctrl Map: 068F    Group: E    Parcel: 025.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$19,900  
**Improvement Value:** \$198,400  
**Total Market Appraisal:** \$218,300  
**Assessment Percentage:** 25%  
**Assessment:** \$54,575

**Subdivision Data**

**Subdivision:** SPRINGFIELD ACRES  
**Plat Book:** 3    **Plat Page:** 45    **Block:**    **Lot:** P127

**Additional Information**

MOST OF LOT 127  
 SMALL PT OF 126

**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:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

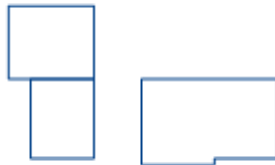
**Land Information**

Deed Acres: 0	Calculated Acres: .33	Total Land Units: 0.33	Units
Land Code	Soil Class		Units
01 - RES			0.33

**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:**  
 1121  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1977  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,121
BMF - BASEMENT FINISHED	500
BMU - BASEMENT UNFINISHED	621

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X16	160
1	PTO - PATIO	4X20	80
1	CPY - CANOPY	10X16	160

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/31/2000	\$73,500	471	778	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/30/1978	\$0	175	867		-	-
10/19/1977	\$0	173	46		-	-
11/3/1971	\$0	136	313		-	-