

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

Jan 1 Owner  
 NIXON PHILLIP & LEONA  
 253 PEOPLES RD  
 BRISTOL TN 37620

Current Owner

**PEOPLES RD 253**

Ctrl Map: 069    Group:    Parcel: 213.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,000  
**Improvement Value:** \$191,300  
**Total Market Appraisal:** \$218,300  
**Assessment Percentage:** 25%  
**Assessment:** \$54,575

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 21  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** B03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	5X6	30

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

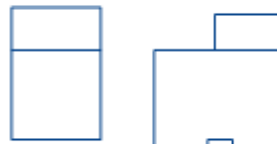
**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 0.48

Land Code	Soil Class	Units
04 - IMP SITE		0.48

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 985  
**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:**  
 1.00  
**Actual Year Built:**  
 1985  
**Plumbing Fixtures:**  
 3  
**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	985
BMF - BASEMENT FINISHED	300
BMU - BASEMENT UNFINISHED	625
OPU - OPEN PORCH UNFINISHED	200

**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>
4/13/1998	\$0	416	156		-	-
1/31/1985	\$0	233	804		-	-
6/29/1984	\$0	228	419		-	-
5/15/1984	\$0	226	779		-	-