

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BODNAR MORGAN CHEYENNE &
 IAN JOHN WILLIAM
 90 THISTLE DR
 BLUFF CITY TN 37618

Current Owner

THISTLE DR 90

Ctrl Map: 081L Group: D Parcel: 017.00 Pl: SI: 000

Value Information

Land Market Value: \$19,100
Improvement Value: \$291,400
Total Market Appraisal: \$310,500
Assessment Percentage: 25%
Assessment: \$77,625

Subdivision Data

Subdivision:
 FOX MEADOWS SUB PH4A
Plat Book: 59 **Plat Page:** 140-141 **Block:** **Lot:** 178

Additional Information

General Information

Class: 00 - Residential **City:** BRISTOL
City #: 090 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** D03
District: 4 **Number of Mobile Homes:**
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC **Zoning:**
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO		80

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.15 **Calculated Acres:** **Total Land Units:** 0.15

Land Code	Soil Class	Units
01 - RES		0.15

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:
 2072
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:

2.00
Actual Year Built:
 2024

Plumbing Fixtures:

10
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE
Electrical:
 03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	836
GRF - GARAGE FINISHED	400
OPF - OPEN PORCH FINISHED	56
USF - UPPER STORY FINISHED	836
USF - UPPER STORY FINISHED	400

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/22/2024	\$346,757	3631	617	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/30/2024	\$1,796,760	3591	209	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/12/2023	\$0	3541	2129		-	-