

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

Jan 1 Owner  
 THOMAS ERNEST ETAL  
 2641 RIVERMONT CIR  
 KINGSPORT TN 37660

Current Owner

**LYNN GARDEN DR 1701**

Ctrl Map: 012M    Group: C    Parcel: 001.20    Pl:    SI: 000

**Value Information**

Land Market Value: \$82,300  
 Improvement Value: \$461,400  
 Total Market Appraisal: \$543,700  
 Assessment Percentage: 40%  
 Assessment: \$217,480

**Additional Information**

**General Information**

Class: 08 - Commercial  
 City #: 380  
 Special Service District 1: 000  
 District: 12  
 Number of Buildings: 6  
 Utilities - Water/Sewer: 00 - PUBLIC / NONE  
 Utilities - Gas/Gas Type: 03 - PRIVATE - NATURAL GAS

City: KINGSPORT  
 Special Service District 2: 000  
 Neighborhood: K15  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning:

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CLF - CHAIN LINK FENCE		450
1	UTB - UTILITY BUILDING		3

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 2.86      Calculated Acres: 2.65      Total Land Units: 2.65

Land Code	Soil Class	Units
10 - COM		2.65

**Commercial Building #: 1**

Improvement Type: 401 - MINI WAREHOUSE  
 Quality: 1 - AVERAGE  
 Foundation: 03 - SPREAD FOOTING  
 Roof Framing: 05 - BAR JOIST/RIGID FRAME  
 Cabinet/Millwork: 00 - NONE  
 Interior Finish: 01 - UNFINISHED  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE  
 Heat and AC: 00 - NONE  
 Building Sketch



Actual Year Built: 2011  
 Business Living Area: 1600  
 Floor System: 01 - SLAB ON GRADE  
 Roof Cover/Deck: 13 - PREFIN METAL CRIMPED  
 Floor Finish: 01 - CONCRETE FINISH  
 Paint/Decor: 00 - NONE  
 Electrical: 00 - NONE  
 Structural Frame: 00 - NONE  
 Plumbing Fixtures: 0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	1,600	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Commercial Building #: 2**

**Improvement Type:**  
401 - MINI WAREHOUSE  
**Quality:**  
1 - AVERAGE  
**Foundation:**  
03 - SPREAD FOOTING  
**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
00 - NONE  
**Interior Finish:**  
01 - UNFINISHED  
**Bath Tiles:**  
00 - NONE  
**Shape:**  
01 - RECTANGLE  
**Heat and AC:**  
00 - NONE  
**Building Sketch**



**Actual Year Built:**  
1994  
**Business Living Area:**  
4800  
**Floor System:**  
01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
01 - CONCRETE FINISH  
**Paint/Decor:**  
00 - NONE  
**Electrical:**  
00 - NONE  
**Structural Frame:**  
01 - NONE  
**Plumbing Fixtures:**  
0  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	4,800	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Commercial Building #: 3**

**Improvement Type:**  
401 - MINI WAREHOUSE  
**Quality:**  
1 - AVERAGE  
**Foundation:**  
02 - CONTINUOUS FOOTING  
**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
00 - NONE  
**Interior Finish:**  
01 - UNFINISHED  
**Bath Tiles:**  
00 - NONE  
**Shape:**  
01 - RECTANGLE  
**Heat and AC:**  
00 - NONE  
**Building Sketch**



**Actual Year Built:**  
1998  
**Business Living Area:**  
2400  
**Floor System:**  
01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
01 - CONCRETE FINISH  
**Paint/Decor:**  
00 - NONE  
**Electrical:**  
00 - NONE  
**Structural Frame:**  
01 - NONE  
**Plumbing Fixtures:**  
0  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	2,400	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Commercial Building #: 4**

**Improvement Type:**  
401 - MINI WAREHOUSE

**Quality:**  
1 - AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
00 - NONE

**Interior Finish:**  
01 - UNFINISHED

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
00 - NONE

**Building Sketch**



**Actual Year Built:**  
1998

**Business Living Area:**  
2400

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
00 - CORRUGATED METAL

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
03 - AVERAGE

**Electrical:**  
00 - NONE

**Structural Frame:**  
01 - NONE

**Plumbing Fixtures:**  
0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	2,400	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Commercial Building #: 5**

**Improvement Type:**  
401 - MINI WAREHOUSE

**Quality:**  
1 - AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
00 - NONE

**Interior Finish:**  
00 - NONE

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
00 - NONE

**Building Sketch**



**Actual Year Built:**  
2004

**Business Living Area:**  
1000

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
13 - PREFIN METAL CRIMPED

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
03 - AVERAGE

**Electrical:**  
00 - NONE

**Structural Frame:**  
00 - NONE

**Plumbing Fixtures:**  
0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	1,000	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Commercial Building #: 6**

**Improvement Type:**  
401 - MINI WAREHOUSE

**Quality:**  
1 - AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
00 - NONE

**Interior Finish:**  
00 - NONE

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
00 - NONE

**Building Sketch**



**Actual Year Built:**  
2004

**Business Living Area:**  
1300

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
13 - PREFIN METAL CRIMPED

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
03 - AVERAGE

**Electrical:**  
00 - NONE

**Structural Frame:**  
00 - NONE

**Plumbing Fixtures:**  
0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	1,300	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**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>
6/4/2009	\$0	2794C	16		-	-
3/19/2004	\$0	2087C	570		-	-
5/29/1998	\$325,800	1314C	152	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/15/1995	\$0	1101C	129		-	-