

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

Jan 1 Owner  
 FLETCHER SCOT L & DONNA M  
 1649 HYDER AVE  
 KINGSPORT TN 37660

Current Owner

**HYDER AVE 1649**  
 Ctrl Map: 013L    Group: A    Parcel: 013.20    Pl:    SI: 000

**Value Information**

Land Market Value: \$10,400  
 Improvement Value: \$226,300  
 Total Market Appraisal: \$236,700  
 Assessment Percentage: 25%  
 Assessment: \$59,175

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1: 000  
 District: 11  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

City:  
 Special Service District 2: 000  
 Neighborhood: K03  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning: R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	20X24	480
1	STP - STOOP	5X7	35

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

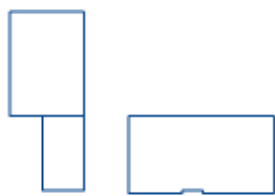
Deed Acres: 0	Calculated Acres: .38	Total Land Units: 0.38
Land Code	Soil Class	Units
01 - RES		0.38

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1267  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1981  
**Plumbing Fixtures:**  
 9  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,267
BMF - BASEMENT FINISHED	875
BMU - BASEMENT UNFINISHED	350

**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>
10/18/2000	\$96,000	1566C	385	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/11/1994	\$87,000	1014C	221	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/14/1991	\$74,000	799C	5	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/24/1987	\$63,000	595C	114	I - IMPROVED	WD - WARRANTY DEED	D -