

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

Jan 1 Owner  
 HILTON DEWEY GRADY  
 1756 BELDEN RD  
 KINGSPORT TN 37660

Current Owner  
 HIGHLANDS PROPERTY GROUP LLC  
 3101 BROWNS MILL RD STE 6-389  
 JOHNSON CITY TN 37604

**FLEMING RD 432**  
 Ctrl Map: 014F    Group: A    Parcel: 034.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$12,200  
 Improvement Value: \$149,300  
 Total Market Appraisal: \$161,500  
 Assessment Percentage: 25%  
 Assessment: \$40,375

**Subdivision Data**

Subdivision: GRAHAM HGTS ADDN  
 Plat Book: 12    Plat Page: 1    Block:    Lot: PT 1

**Additional Information**

& UNNUMBERED TRACT

**General Information**

Class: 00 - Residential    City #:    Special Service District 2: 000  
 City #:    Special Service District 1: 000    Neighborhood: A01  
 District: 10    Number of Mobile Homes: 0  
 Number of Buildings: 1    Utilities - Electricity: 01 - PUBLIC  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL    Zoning: R-3A  
 Utilities - Gas/Gas Type: 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

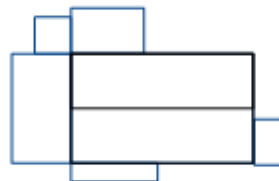
Deed Acres: 0    Calculated Acres: 0.26    Total Land Units: 0.26

Land Code	Soil Class	Units
01 - RES		0.26

**Residential Building #: 1**

Improvement Type: 07 - RENTAL  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 3 - RADIANT HEAT  
 Quality: 1+ - AVERAGE +  
 Square Feet of Living Area: 2400  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 12 - PANELING AVERAGE  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE

**Building Sketch**



Stories: 2.00  
 Actual Year Built: 1969  
 Plumbing Fixtures: 12  
 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	960
EPF - ENCLOSED PORCH FINISHED	160
OPF - OPEN PORCH FINISHED	76
CPF - CARPORT FINISHED	312
OPU - OPEN PORCH UNFINISHED	64
OPU - OPEN PORCH UNFINISHED	80
BSF - BASE SEMI FINISHED	960
USF - UPPER STORY FINISHED	480

**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>
1/16/2026	\$80,000	3683	2711	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/15/2026	\$38,207	3683	2699	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
4/17/1990	\$0	729C	90		-	-
12/22/1975	\$0	202C	613		-	-
10/27/1972	\$0	385A	501		-	-