

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 MCGAHA THOMAS WAYNE &
 DONNA LYNN
 3105 BLACKBURN AVE
 KINGSPORT TN 37660

Current Owner

BLACKBURN AVE 3105
 Ctrl Map: 014J Group: A Parcel: 002.00 Pl: SI: 000

Value Information

Land Market Value: \$13,600
Improvement Value: \$168,600
Total Market Appraisal: \$182,200
Assessment Percentage: 25%
Assessment: \$45,550

Subdivision Data

Subdivision: MINTON HTS
Plat Book: 3 **Plat Page:** 14 **Block:** **Lot:** P 77

Additional Information

PTS 80 81 83 84

General Information

Class: 00 - Residential **City:**
City #: **Special Service District 2:** 000
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-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: .35	Total Land Units: 0.35
Land Code	Soil Class	Units
01 - RES		0.35

Residential Building #: 1

Improvement Type:
 51 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1040
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:
 1956
Plumbing Fixtures:
 3
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	1,040
BMU - BASEMENT UNFINISHED	1,040

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	8X10	80
1	WDK - WOOD DECK	4X6	24
1	WDK - WOOD DECK	11X16	176

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/11/1989	\$44,000	683C	303	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/11/1989	\$0	386C	303		-	-
8/25/1955	\$0	0161A	00263		-	-