

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

Jan 1 Owner  
 MG GROUPS LLC  
 2540 BRIDGEFORTH CROSSING  
 KINGSPORT TN 37664

Current Owner

**LYNN GARDEN DR 1416**  
 Ctrl Map: 029E    Group: C    Parcel: 031.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$17,400  
**Improvement Value:** \$130,500  
**Total Market Appraisal:** \$147,900  
**Assessment Percentage:** 25%  
**Assessment:** \$36,975

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 12  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

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

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .24	<b>Total Land Units:</b> 0.24
Land Code	Soil Class	Units
01 - RES		0.24

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE -  
**Square Feet of Living Area:**  
 816  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 00 - NONE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1950  
**Plumbing Fixtures:**  
 5  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	816
EPF - ENCLOSED PORCH FINISHED	264
OPF - OPEN PORCH FINISHED	216
CPF - CARPORT FINISHED	288

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	16X24	384
1	WDK - WOOD DECK	5X7	35
1	WDK - WOOD DECK	6X22	132
1	UTB - UTILITY BUILDING	16X24	384

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/4/2025	\$100,000	3681	267	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
9/12/1997	\$94,800	1250C	744	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/27/1942	\$0	0075A	00174		-	-