

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

Jan 1 Owner  
 Current Owner  
 FLANARY SCOTT W &  
 KIMBERLY  
 420 ROAN ST  
 KINGSPORT TN 37665

**ROAN ST 420**  
 Ctrl Map: 029E    Group: D    Parcel: 008.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$6,100  
**Improvement Value:** \$110,000  
**Total Market Appraisal:** \$116,100  
**Assessment Percentage:** 25%  
**Assessment:** \$29,025

**Subdivision Data**

**Subdivision:**  
 G B WAMPLER ADD  
**Plat Book:** 1    **Plat Page:** 206    **Block:**    **Lot:** 25

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 12    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE  
**Zoning:**

**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:** .16    **Total Land Units:** 0.16

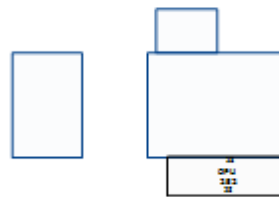
Land Code	Soil Class	Units
01 - RES		0.16

**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:**  
 768  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1952  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	768
EPF - ENCLOSED PORCH FINISHED	140
BMU - BASEMENT UNFINISHED	384
OPU - OPEN PORCH UNFINISHED	252

**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>
2/22/2024	\$0	3594	1945		PR - PERSONAL REP DEED	-
3/23/2021	\$73,000	3438	1789	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/23/2021	\$0	3438	1786		HR - AFFIDAVIT OF HEIRSHIP	-
2/9/1962	\$0	0219A	00224		-	-