

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 NICHOLS PATSY EDENS ETAL
 L/E % DANIEL & AMY BROYLES
 540 N H HOLSTON RIVER RD
 KINGSPORT TN 37660

Current Owner

N HOLSTON RIVER DR 540
 Ctrl Map: 029G Group: A Parcel: 001.00 Pl: SI: 000

Value Information

Land Market Value: \$65,800
Improvement Value: \$420,300
Total Market Appraisal: \$486,100
Assessment Percentage: 25%
Assessment: \$121,525

Additional Information

DANIEL R BROYLES ETAL R/M

General Information

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

City:
Special Service District 2: 000
Neighborhood: K02
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: R-1

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:** 8.3 **Total Land Units:** 8.32

Land Code	Soil Class	Units
02 - RES WAT		8.32

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2828
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:

1974

Plumbing Fixtures:

6

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	2,828
SPF - SCREEN PORCH FINISHED	200
OPF - OPEN PORCH FINISHED	252
GRF - GARAGE FINISHED	480
BMU - BASEMENT UNFINISHED	2,608

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X12	120
1	PBN - POLE BARN	24X24	576
1	PTO - PATIO	10X81	810
1	ASH - ATTACHED SHED	14X24	336
1	ASH - ATTACHED SHED	17X24	408

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/2/2012	\$0	3033	1388		-	-
12/7/2000	\$0	1573C	551		-	-
5/13/1992	\$0	1048C	626		-	-
1/10/1973	\$0	3C	418		-	-