

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

Jan 1 Owner  
 LYONS KENNETH C  
 1325 FAIRVIEW AVE  
 KINGSPORT TN 37660

Current Owner

**FAIRVIEW AVE 1325**  
 Ctrl Map: 029M    Group: A    Parcel: 049.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$10,500  
 Improvement Value: \$119,800  
 Total Market Appraisal: \$130,300  
 Assessment Percentage: 25%  
 Assessment: \$32,575

**Subdivision Data**

Subdivision: WEST VIEW PARK ADD  
 Plat Book: A    Plat Page: 32    Block: 29    Lot: 7

**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    Zoning:  
 Utilities - Gas/Gas Type: 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	20X30	600

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0    Calculated Acres: .25    Total Land Units: 0.25

Land Code	Soil Class	Units
01 - RES		0.25

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 1104  
 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: 1940  
 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	1,104
OPF - OPEN PORCH FINISHED	96
OPF - OPEN PORCH FINISHED	132

**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>
5/27/2008	\$70,400	2671C	465	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/25/1999	\$44,000	1458C	665	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/2/1994	\$29,500	1029C	368	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/16/1992	\$0	871C	31		-	-