

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

Jan 1 Owner  
 HORNICK PAUL &  
 AMBER SHIGIHARA  
 1400 HILLMONT DR  
 KINGSPORT TN 37660

Current Owner

**RIVERSIDE AVE 1200**  
 Ctrl Map: 029N    Group: G    Parcel: 023.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$4,600  
**Improvement Value:** \$85,400  
**Total Market Appraisal:** \$90,000  
**Assessment Percentage:** 25%  
**Assessment:** \$22,500

**Subdivision Data**

**Subdivision:**  
 WEST VIEW PARK ADD  
**Plat Book:** A    **Plat Page:** 32    **Block:** 24    **Lot:** P 1

**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:** R-3A  
**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

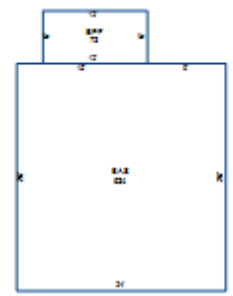
**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .1	<b>Total Land Units:</b> 0.1
Land Code	Soil Class	Units
01 - RES		0.10

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 09 - CONC BLOCK.STUCCO  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 624  
**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:**  
 1946  
**Plumbing Fixtures:**  
 3  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 06 - VINYL OR CORK TYLE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	624
EPF - ENCLOSED PORCH FINISHED	72

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CUD - DETACHED CARPORT UNFINISHED	10X22	220
1	OSH - OPEN SHED	12X14	168
1	STP - STOOP	4X6	24
1	SHD - SHED	10X12	120

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/17/2025	\$119,000	3643	636	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/2/2022	\$92,700	3506	1296	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/23/2016	\$13,000	3206	1469	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
1/10/2006	\$0	2352C	720		-	-
2/11/1949	\$0	0149A	00542		-	-