

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

Jan 1 Owner  
 BRANT WILLIAM CLYDE  
 1736 BREEDING LN  
 KINGSPORT TN 37660

Current Owner

**BREEDING LN 1736**

Ctrl Map: 030D    Group: C    Parcel: 049.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$35,400  
 Improvement Value: \$218,300  
 Total Market Appraisal: \$253,700  
 Assessment Percentage: 25%  
 Assessment: \$63,425

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1: 000  
 District: 11  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

City:  
 Special Service District 2: 000  
 Neighborhood: K03  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning: R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X16	160

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 1.51      Calculated Acres: 0      Total Land Units: 1.51

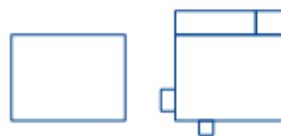
Land Code	Soil Class	Units
01 - RES		1.51

**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:**  
 1728  
**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:**  
 1937  
**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:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,728
OPF - OPEN PORCH FINISHED	54
OPF - OPEN PORCH FINISHED	36
BMU - BASEMENT UNFINISHED	1,728
EPU - ENCLOSED PORCH UNFINISHED	140
OPU - OPEN PORCH UNFINISHED	340

**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>
1/10/2022	\$190,000	3490	2205	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/21/2021	\$0	3456	1423		HR - AFFIDAVIT OF HEIRSHIP	B - FAMILY SALE
7/21/2021	\$0	3456	1419		HR - AFFIDAVIT OF HEIRSHIP	-
7/20/2021	\$40,000	3456	1425	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
10/16/2019	\$60,000	3408	2045	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
4/9/1955	\$0	0161A	00433		-	-