

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

Jan 1 Owner  
 LYNN GARDEN PROPERTIES LLC  
 145 LOCUST ST  
 WEBER CITY VA 24290

Current Owner

**LYNN GARDEN DR 1105**

Ctrl Map: 030H    Group: D    Parcel: 031.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$52,400  
**Improvement Value:** \$218,200  
**Total Market Appraisal:** \$270,600  
**Assessment Percentage:** 40%  
**Assessment:** \$108,240

**Subdivision Data**

**Subdivision:**  
 SUB OF LYNN GARDEN PROPERTIES  
**Plat Book:** 58    **Plat Page:** 509    **Block:**    **Lot:** 2

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K15  
**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	ASP - ASPHALT PAVING	IRR	12,000

**Sale Information**

Long Sale Information list on subsequent pages

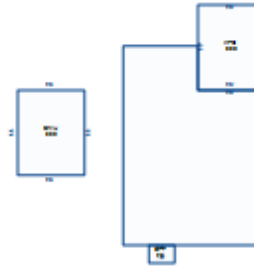
**Land Information**

**Deed Acres:** 0.62    **Calculated Acres:**    **Total Land Units:** 0.62

Land Code	Soil Class	Units
10 - COM		0.62

**Commercial Building #: 1**

**Improvement Type:**  
 25 - RESTAURANT  
**Quality:**  
 0+ - BELOW AVERAGE +  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 04 - WOODFRAME/TRUSS  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 07 - HVAC SPLIT  
**Building Sketch**



**Actual Year Built:**

1946

**Business Living Area:**

5509

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

04 - ASPHALT TILE

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Plumbing Fixtures:**

7

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
25 - RESTAURANT	3,793	10 - CONC BLOCK/BRICK
APC - Apartment	858	10 - CONC BLOCK/BRICK
BMU - Basement unfinished	858	10 - CONC BLOCK/BRICK

**Commercial Features**

Type	Units
EPF - ENCLOSED PORCH FINISHED	70 X 1

**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>
12/9/2025	\$0	3679	206		QC - QUITCLAIM DEED	-
11/6/2018	\$0	3311	2077		QC - QUITCLAIM DEED	-
5/3/2016	\$210,000	3198	1567	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/26/1987	\$0	542C	252		-	-
6/19/1986	\$0	498C	759		-	-
6/19/1986	\$100,000	498C	0759	I - IMPROVED	WD - WARRANTY DEED	D -