

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

Jan 1 Owner  
 MCCLOUD RICHARD &  
 CLAUDETTE JEAN  
 1165 RIDGECREST AVE  
 KINGSPORT TN 37665

Current Owner  
**LYNN GARDEN DR 973**  
 Ctrl Map: 0301    Group: B    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$39,000  
**Improvement Value:** \$102,400  
**Total Market Appraisal:** \$141,400  
**Assessment Percentage:** 40%  
**Assessment:** \$56,560

**Subdivision Data**

**Subdivision:** DEPEW HEIRS PROP  
**Plat Book:** 6    **Plat Page:** 70    **Block:**    **Lot:** P 1

**Additional Information**

PT3

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

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CPY - CANOPY	4X36	144

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

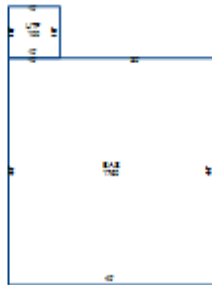
**Deed Acres:** 0    **Calculated Acres:** .25    **Total Land Units:** 0.25

Land Code	Soil Class	Units
05 - MULTI FAMIY		0.25

**Residential Building #: 1**

**Improvement Type:** 02 - DUPLEX  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 3 - RADIANT HEAT  
**Quality:** 0+ - BELOW AVERAGE +  
**Square Feet of Living Area:** 1760  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 01 - SHED  
**Cabinet/Millwork:** 02 - BELOW AVG  
**Interior Finish:** 10 - PANEL-PLAST-DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 1950  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 02 - BELOW AVERAGE  
**Electrical:** 02 - BELOW AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,760
UTF - UTILITY FINISHED	100

**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>
6/10/1996	\$62,250	1142C	768	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/6/1995	\$49,500	1091C	484	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
4/20/1959	\$0	195A	22		-	-
4/6/1959	\$0	192A	503		-	-