

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

Jan 1 Owner  
 FRYE MARK GLEN  
 1535 MAGIC VIEW DR  
 KINGSPORT TN 37660

Current Owner

**MAGIC VIEW DR 1535**  
 Ctrl Map: 030K    Group: A    Parcel: 003.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$36,400  
 Improvement Value: \$93,100  
 Total Market Appraisal: \$129,500  
 Assessment Percentage: 25%  
 Assessment: \$32,375

**Subdivision Data**

Subdivision: WILLIAMS BROS  
 Plat Book: 2    Plat Page: 21    Block:    Lot: PT6

**Additional Information**

PT2-5 & PT 7-10

**General Information**

Class: 00 - Residential    City #:    Special Service District 1: 000  
 District: 11    Special Service District 2: 000  
 Number of Buildings: 1    Neighborhood: K03  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL    Number of Mobile Homes: 0  
 Utilities - Gas/Gas Type: 00 - NONE    Utilities - Electricity: 01 - PUBLIC  
 Zoning: R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	SHD - SHED	10X12	120

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/26/1998	\$33,305	1288C	541	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/7/1948	\$0	0103A	00046	-	-	-

**Land Information**

Deed Acres: 0    Calculated Acres: 2.4    Total Land Units: 2.4

Land Code	Soil Class	Units
01 - RES		2.40

**Residential Building #: 1**

Improvement Type: 51 - SINGLE FAMILY  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 3 - RADIANT HEAT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 822  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 02 - BELOW AVG  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1955

**Plumbing Fixtures:**

3

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

09 - HARDWOOD/PARQUE

**Paint/Decor:**

02 - BELOW AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	822
OPF - OPEN PORCH FINISHED	30