

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 MASTERSON CYNTHIA L
 162 ARBUTUS AVE
 KINGSPORT TN 37660

Current Owner

ARBUTUS AVE 162

Ctrl Map: 0300 Group: C Parcel: 016.00 Pl: Sl: 000

Value Information

Land Market Value: \$8,600
 Improvement Value: \$155,200
 Total Market Appraisal: \$163,800
 Assessment Percentage: 25%
 Assessment: \$40,950

Subdivision Data

Subdivision: BLOOMINGTON HGTS
 Plat Book: 1 Plat Page: 226 Block: 6 Lot: 4

Additional Information

General Information

Class: 00 - Residential City: KINGSPORT
 City #: 380 Special Service District 2: 000
 Special Service District 1: 000 Neighborhood: K01
 District: 11 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

Building #	Type	Description	Area/Units
1	PTO - PATIO	8X34	272
1	SHD - SHED	16X18	288

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 Calculated Acres: .17 Total Land Units: 0.17

Land Code	Soil Class	Units
01 - RES		0.17

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 11 - COMMON BRICK
 Heat and AC: 7 - HEAT AND COOLING SPLIT
 Quality: 1 - AVERAGE
 Square Feet of Living Area: 992
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 02 - BELOW AVG
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 00 - SQUARE

Building Sketch



Stories: 1.00
 Actual Year Built: 1948
 Plumbing Fixtures: 6
 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	992
BMF - BASEMENT FINISHED	992
OPU - OPEN PORCH UNFINISHED	120

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/5/2021	\$54,000	3428	58	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/24/2018	\$0	3338	1995		QC - QUITCLAIM DEED	-
7/27/1972	\$0	0381A	00267		-	-