

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

Jan 1 Owner  
 KERNS RANDY H & LILY A  
 2521 ESSEX DR  
 KINGSPORT TN 37660

Current Owner

**LYNN GARDEN DR 871**

Ctrl Map: 030P    Group: A    Parcel: 008.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$12,900  
**Improvement Value:** \$139,600  
**Total Market Appraisal:** \$152,500  
**Assessment Percentage:** 25%  
**Assessment:** \$38,125

**Subdivision Data**

**Subdivision:** CLARKE & WEXLER SUB  
**Plat Book:** 2    **Plat Page:** 4A    **Block:**    **Lot:** P 5

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 12  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-3A

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	7X49	343
1	PTO - PATIO	4X64	256

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .32    **Total Land Units:** 0.32

Land Code	Soil Class	Units
01 - RES		0.32

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 3 - RADIANT HEAT  
**Quality:** 0+ - BELOW AVERAGE +  
**Square Feet of Living Area:** 3072  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 02 - BELOW AVG  
**Interior Finish:** 11 - PANELING BELOW AVG  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 1941  
**Plumbing Fixtures:** 3  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**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	1,536
USF - UPPER STORY FINISHED	1,536
BMF - BASEMENT FINISHED	576
BMU - BASEMENT UNFINISHED	960

**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>
2/29/2016	\$35,000	3198	1143	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
6/17/2015	\$0	3162	1710		-	-
3/15/2007	\$120,000	2517C	229	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
12/4/1979	\$0	231C	207		-	-