

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

Jan 1 Owner  
 WILSON MIRIAM & CHRISTOPHER  
 304 OLD BEASON WELL RD  
 KINGSPORT TN 37660

Current Owner

**OLD BEASON WELL RD 304**  
 Ctrl Map: 031C    Group: C    Parcel: 012.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$13,400  
**Improvement Value:** \$213,000  
**Total Market Appraisal:** \$226,400  
**Assessment Percentage:** 25%  
**Assessment:** \$56,600

**Subdivision Data**

**Subdivision:** ANDREW E KETRON SUB  
**Plat Book:** 2    **Plat Page:** 258    **Block:** B    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 10  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 02 - PUBLIC / PRIVATE  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** A01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	258
1	WDK - WOOD DECK		120

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

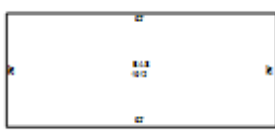
**Deed Acres:** 0    **Calculated Acres:** .34    **Total Land Units:** 0.34

Land Code	Soil Class	Units
01 - RES		0.34

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 8 - HEAT AND COOLING PKG  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 1612  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1959

**Plumbing Fixtures:**

8

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

06 - VINYL OR CORK TYLE

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,612

**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>
7/17/2024	\$280,000	3614	2480	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/13/2024	\$0	3611	1300		DC - DEED OF CORRECTION	-
3/15/2024	\$145,000	3606	1393	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
5/1/2014	\$91,000	3119	65	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/1/2002	\$70,000	1826C	689	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/16/2002	\$52,000	1774C	431	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
7/12/1993	\$48,000	926C	747	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED