

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

Jan 1 Owner  
 SABIN MATTHEW &  
 SAMANTHA  
 3353 GRANDVIEW DR  
 KINGSPORT TN 37660

Current Owner

**GRANDVIEW DR 3353**  
 Ctrl Map: 031C    Group: E    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$13,800  
**Improvement Value:** \$275,800  
**Total Market Appraisal:** \$289,600  
**Assessment Percentage:** 25%  
**Assessment:** \$72,400

**Subdivision Data**

**Subdivision:** KINGSLEY HILLS  
**Plat Book:** 5    **Plat Page:** 111    **Block:** B    **Lot:** 17

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** A01  
**District:** 10    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

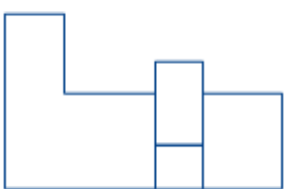
**Land Information**

| <b>Deed Acres:</b> 0 | <b>Calculated Acres:</b> .38 | <b>Total Land Units:</b> 0.38 |
|----------------------|------------------------------|-------------------------------|
| Land Code            | Soil Class                   | Units                         |
| 01 - RES             |                              | 0.38                          |

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 8 - HEAT AND COOLING PKG  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1464  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1959  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

| Areas                     | Square Feet |
|---------------------------|-------------|
| BAS - BASE                | 1,212       |
| BSF - BASE SEMI FINISHED  | 252         |
| OPF - OPEN PORCH FINISHED | 132         |
| CPF - CARPORT FINISHED    | 480         |

**Outbuildings & Yard Items**

| <b>Building #</b> | <b>Type</b>                 | <b>Description</b> | <b>Area/Units</b> |
|-------------------|-----------------------------|--------------------|-------------------|
| 1                 | WDK - WOOD DECK             | 16X23              | 368               |
| 1                 | STP - STOOP                 | 4X6                | 24                |
| 1                 | UTB - UTILITY BUILDING      | 16X20              | 320               |
| 1                 | PUO - OPEN PORCH UNFINISHED | IRR                | 224               |

**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>      |
|------------------|--------------|-------------|-------------|------------------------|------------------------|---------------------------|
| 7/27/2022        | \$250,000    | 3519        | 471         | I - IMPROVED           | WD - WARRANTY DEED     | J - ESTATE SALE           |
| 9/30/2020        | \$179,000    | 3405        | 459         | I - IMPROVED           | WD - WARRANTY DEED     | A - ACCEPTED              |
| 1/3/2020         | \$0          | 3365        | 705         |                        | QC - QUITCLAIM DEED    | -                         |
| 12/31/2019       | \$86,345     | 3364        | 2044        | I - IMPROVED           | WD - WARRANTY DEED     | I - FINANCIAL INSTITUTION |
| 11/30/2018       | \$85,800     | 3348        | 603         | I - IMPROVED           | WD - WARRANTY DEED     | I - FINANCIAL INSTITUTION |
| 11/1/2018        | \$0          | 3311        | 640         |                        | TR - TRUSTEE'S DEED    | -                         |
| 9/8/1976         | \$0          | 101C        | 507         |                        | -                      | -                         |
| 7/17/1969        | \$0          | 198A        | 119         |                        | -                      | -                         |