

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 LYONS JOHN
 3613 RUSTIC HILLS DR
 KINGSPORT TN 37660

Current Owner

RUSTIC HILLS DR 3613
 Ctrl Map: 031D Group: C Parcel: 025.00 Pl: SI: 000

Value Information

Land Market Value: \$13,600
 Improvement Value: \$185,500
 Total Market Appraisal: \$199,100
 Assessment Percentage: 25%
 Assessment: \$49,775

Subdivision Data

Subdivision: RUSTIC HILLS SUB
 Plat Book: C Plat Page: 187 Block: A Lot: 3

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

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: .35	Total Land Units: 0.35
Land Code	Soil Class	Units
01 - RES		0.35

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 11 - COMMON BRICK
 Heat and AC: 8 - HEAT AND COOLING PKG
 Quality: 1 - AVERAGE
 Square Feet of Living Area: 1269
 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: 1969
 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	1,269
UTF - UTILITY FINISHED	70
CPF - CARPORT FINISHED	308

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/5/2023	\$150,000	3551	2018	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/19/2020	\$0	3383	1513		QC - QUITCLAIM DEED	-
8/23/1996	\$67,500	1160C	219	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/2/1985	\$0	462C	322		-	-
8/5/1977	\$0	134C	867		-	-
10/8/1969	\$0	334A	51		-	-