

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

Jan 1 Owner  
 BYRD JOHN LEE  
 417 OLD BEASON WELL RD  
 KINGSPORT TN 37660

Current Owner

**OLD BEASON WELL RD 417**  
 Ctrl Map: 031F    Group: A    Parcel: 002.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$13,700  
 Improvement Value: \$298,600  
 Total Market Appraisal: \$312,300  
 Assessment Percentage: 25%  
 Assessment: \$78,075

**Subdivision Data**

Subdivision: D W LOWRANCE ACRES  
 Plat Book: 5    Plat Page: 24    Block:    Lot: 38-

**Additional Information**

**General Information**

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

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	5X26	130

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/11/2005	\$35,000	2217C	247	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
1/2/1963	\$0	0228A	00344	-	-	-

**Land Information**

Deed Acres: 0    Calculated Acres: 1.9    Total Land Units: 1.9

Land Code	Soil Class	Units
01 - RES		1.90

**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: 1628  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 11 - PANELING BELOW AVG  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE

**Building Sketch**



Stories: 1.00  
 Actual Year Built: 1967  
 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	1,628
OPF - OPEN PORCH FINISHED	140
GRF - GARAGE FINISHED	625
BMU - BASEMENT UNFINISHED	1,628