

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 CLERICI THOMAS JAMES &
 WILLOW
 5090 ROSE GARDENS CIR
 KINGSPORT TN 37660

Current Owner

ROSE GARDENS CIR 5090
 Ctrl Map: 031M Group: C Parcel: 039.00 Pl: SI: 000

Value Information

Land Market Value: \$55,400
Improvement Value: \$1,231,200
Total Market Appraisal: \$1,286,600
Assessment Percentage: 25%
Assessment: \$321,650

Subdivision Data

Subdivision:
 ROSE GARDENS @ WINDRIDGE
Plat Book: 54 **Plat Page:** 212 **Block:** **Lot:** 31

Additional Information

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K01
District: 10 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Zoning:**
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

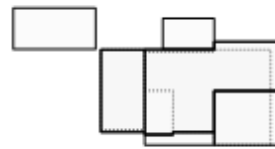
Land Information

Deed Acres: 0.27	Calculated Acres: .27	Total Land Units: 0.27
Land Code	Soil Class	Units
01 - RES		0.27

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1+ - AVERAGE +
Square Feet of Living Area:
 5342
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:
 2.00
Actual Year Built:
 2019
Plumbing Fixtures:
 20
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 09 - HARDWOOD/PARQUE
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,894
GRF - GARAGE FINISHED	544
BSF - BASE SEMI FINISHED	1,350
GRF - GARAGE FINISHED	525
OPF - OPEN PORCH FINISHED	124
OPF - OPEN PORCH FINISHED	240
USF - UPPER STORY FINISHED	1,475
USH - UPPER STORY HIGH	527
USH - UPPER STORY HIGH	512

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X24	288
1	PTO - PATIO	12X44	528
1	POL - SWIMMING POOL	IRR	512

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/8/2021	\$840,000	3454	1735	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/14/2017	\$175,000	3260	88	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
11/19/2015	\$50,000	3181	451	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
12/7/2007	\$0	2621C	447		-	-