

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 NELSON ALAN T & AMY L
 457 ARCADIA DR
 KINGSPORT TN 37660

Current Owner

ARCADIA DR 457

Ctrl Map: 032 Group: Parcel: 127.50 Pl: SI: 000

Value Information

Land Market Value: \$91,300
Improvement Value: \$331,000
Total Market Appraisal: \$422,300
Assessment Percentage: 25%
Assessment: \$105,575

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 10
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
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

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 10.83 **Calculated Acres:** 0 **Total Land Units:** 10.83

Land Code	Soil Class	Units
04 - IMP SITE		10.83

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:
 1435
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Stories:
 1.00
Actual Year Built:
 1989
Plumbing Fixtures:
 5
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 Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,435
BMF - BASEMENT FINISHED	625
OPF - OPEN PORCH FINISHED	125
CPF - CARPORT FINISHED	400
OPU - OPEN PORCH UNFINISHED	264
BMU - BASEMENT UNFINISHED	1,074

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X43	516
1	FST - FARM STORAGE BLDG	35X50	1,750
1	GUD - DETACHED GARAGE UNFINISHED	28X38	1,064

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/19/2009	\$220,000	2833C	490	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/24/1981	\$0	282C	300		-	-
1/1/1981	\$35,739	282C	0300	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED