

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

Jan 1 Owner  
 SWAFFORD JAMES & REBEKKA  
 274 HICKAM ORCHARD RD  
 KINGSPORT TN 37660

Current Owner

**HICKAM ORCHARD RD 274**

Ctrl Map: 032    Group:    Parcel: 158.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$29,500  
**Improvement Value:** \$474,000  
**Total Market Appraisal:** \$503,500  
**Assessment Percentage:** 25%  
**Assessment:** \$125,875

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 10  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / 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**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/14/2022	\$489,900	3527	113	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/12/1975	\$0	0072C	00747		-	-

**Land Information**

**Deed Acres:** 2.06    **Calculated Acres:** 0    **Total Land Units:** 2.06

Land Code	Soil Class	Units
04 - IMP SITE		2.06

**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:**  
 2102  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 04 - IRR SHAPE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1977  
**Plumbing Fixtures:**  
 9  
**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	2,102
BMF - BASEMENT FINISHED	928
EPF - ENCLOSED PORCH FINISHED	320
SPF - SCREEN PORCH FINISHED	260
OPF - OPEN PORCH FINISHED	132
GRF - GARAGE FINISHED	550
BMU - BASEMENT UNFINISHED	924

## Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	9X46	414
1	POL - SWIMMING POOL	18X36	648
1	WDK - WOOD DECK	IRR	1,444