

Sullivan (082)
Tax Year 2026 | Reappraisal 2025
 Jan 1 Owner
 KOBRINSKY SAMUEL &
 MARGUERITE TRUSTEES
 235 MONTEREY STREET, SUITE A
 SALINAS CA 93901

Current Owner

MINNICH TRL 2606

Ctrl Map: 045B Group: C Parcel: 024.15 Pl: SI: 000

Value Information

Land Market Value: \$592,800
Improvement Value: \$2,354,300
Total Market Appraisal: \$2,947,100
Assessment Percentage: 40%
Assessment: \$1,178,840

Subdivision Data

Subdivision:
 FORT ROBINSON REALTY ASSOC
Plat Book: 52 **Plat Page:** 75 **Block:** **Lot:** 4

Additional Information

TRACTOR SUPPLY

General Information

Class: 08 - Commercial **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K20
District: 12 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC **Zoning:**

Utilities - Gas/Gas Type: 05 - INDIVIDUAL - NATURAL GAS

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

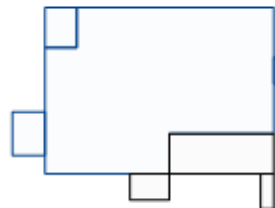
Land Information

Deed Acres: 3.65 **Calculated Acres:** 0 **Total Land Units:** 3.65

Land Code	Soil Class	Units
10 - COM		3.65

Commercial Building #: 1

Improvement Type:
 20 - STORE
Quality:
 1- - AVERAGE -
Foundation:
 03 - SPREAD FOOTING
Roof Framing:
 06 - STEEL TRUSS/PURLINS
Cabinet/Millwork:
 00 - NONE
Interior Finish:
 01 - UNFINISHED
Bath Tiles:
 01 - FLOOR ONLY
Shape:
 01 - RECTANGLE
Heat and AC:
 08 - HVAC PKG
Building Sketch



Actual Year Built:

2005
Business Living Area:
 28578

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

11 - BUILT-UP/METAL GYPSUM

Floor Finish:

01 - CONCRETE FINISH

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

02 - MASONRY PIL/STL

Plumbing Fixtures:

6

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
20 - STORE	27,505	05 - SIDING ABOVE AVG
OFA - Office - Average	1,073	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
EPF - ENCLOSED PORCH FINISHED	288 X 1
LPM - LOADING PLATFORM	1200 X 1
OHD - OVERHEAD DOOR	120 X 1
SPR - SPRINKLER SYSTEM	24360 X 1
UTU - UTILITY UNFINISHED	3552 X 1
CAN - CANOPY	384 X 1
CAN - CANOPY	864 X 1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	47,680
1	CNC - CONCRETE PAVING	IRR	30,025
1	CLF - CHAIN LINK FENCE	8'	451

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/21/2017	\$0	3261	906		QC - QUITCLAIM DEED	-
12/29/2005	\$4,033,000	2349C	243	I - IMPROVED	WD - WARRANTY DEED	L - LIMITED
6/17/2005	\$475,000	2269C	332	V - VACANT	WD - WARRANTY DEED	L - LIMITED