

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

Jan 1 Owner  
 WARNER J MICHAEL & GLENNA  
 2601 RIVERMONT CIR  
 KINGSPORT TN 37660

Current Owner

**RIVERMONT CIR 2601**

Ctrl Map: 045H    Group: D    Parcel: 018.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$26,500  
**Improvement Value:** \$469,200  
**Total Market Appraisal:** \$495,700  
**Assessment Percentage:** 25%  
**Assessment:** \$123,925

**Subdivision Data**

**Subdivision:** RIVERMONT ESTATES PHASE 1  
**Plat Book:** 42    **Plat Page:** 43    **Block:** D    **Lot:** 18

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**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:** 03 - PRIVATE - NATURAL GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	5X23	115
1	WDK - WOOD DECK	10X23	230

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

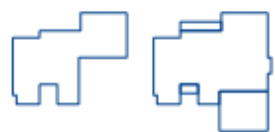
**Deed Acres:** 0.33    **Calculated Acres:** .33    **Total Land Units:** 0.33

Land Code	Soil Class	Units
01 - RES		0.33

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 12 - BRICK/WOOD  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2- - ABOVE AVERAGE -  
**Square Feet of Living Area:** 2533  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1996

**Plumbing Fixtures:**

8

**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	2,533
OPF - OPEN PORCH FINISHED	115
OPF - OPEN PORCH FINISHED	50
GRF - GARAGE FINISHED	594
BMU - BASEMENT UNFINISHED	2,002

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
9/30/2010	\$0	2916C	515		-	-
9/8/2005	\$245,000	2303C	482	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/27/1997	\$0	1220C	682		-	-
5/20/1996	\$42,500	1137C	754	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED