

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BOATYARD LLC
 % SEPIDA LLC #94549
 PO BOX 34
 KINGSPORT TN 37662

Current Owner
NETHERLAND INN RD 2000
 Ctrl Map: 045K Group: C Parcel: 033.00 Pl: SI: 000

Value Information

Land Market Value: \$32,200
Improvement Value: \$610,800
Total Market Appraisal: \$643,000
Assessment Percentage: 40%
Assessment: \$257,200

Subdivision Data

Subdivision: HOLSTON RIVER HTS
Plat Book: 2 **Plat Page:** 5A **Block:** **Lot:** 2-3

Additional Information

General Information

Class: 08 - Commercial
City #: 380
Special Service District 1: 000
District: 12
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 00 - NONE

City: KINGSPORT
Special Service District 2: 000
Neighborhood: K15
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	10X6	60
1	ASP - ASPHALT PAVING	70X90	6,300

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 0 **Total Land Units:** 0.6

Land Code	Soil Class	Units
05 - MULTI FAMILY		0.60

Residential Building #: 1

Improvement Type: 06 - APARTMENT
Exterior Wall: 12 - BRICK/WOOD
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1- - AVERAGE -
Square Feet of Living Area: 7937
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 02 - BELOW AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Stories: 1.00
Actual Year Built: 1937
Plumbing Fixtures: 34
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 04 - CORRUGATED ASBESTOS
Floor Finish: 09 - HARDWOOD/PARQUE
Paint/Decor: 02 - BELOW AVERAGE
Electrical: 03 - AVERAGE
Structural Frame: 00 - NONE

Building Sketch

Building Areas

Areas	Square Feet
BAS - BASE	3,263
USF - UPPER STORY FINISHED	4,674
OPF - OPEN PORCH FINISHED	968
BMU - BASEMENT UNFINISHED	1,330

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/26/2021	\$625,000	3464	968	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/4/2013	\$175,000	3100	1839	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
6/21/2012	\$0	3042	1970		-	-
3/5/2007	\$375,000	2530C	621	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/4/2003	\$350,000	1917C	571	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED