

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

Jan 1 Owner  
 THOMAS M LYNETTE & JEFFREY R  
 % WILLIAM R WELDER  
 2240 CHARLESLEY RD  
 KINGSPORT TN 37660

Current Owner

**CHARLESLEY RD 2240**

Ctrl Map: 0450    Group: B    Parcel: 014.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$32,000  
**Improvement Value:** \$312,800  
**Total Market Appraisal:** \$344,800  
**Assessment Percentage:** 25%  
**Assessment:** \$86,200

**Subdivision Data**

**Subdivision:** RIDGEFIELDS SUB  
**Plat Book:** 7    **Plat Page:** 85    **Block:** 17    **Lot:** 31

**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:** 01 - PUBLIC - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	10X18	180

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

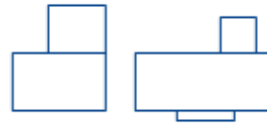
**Deed Acres:** 0    **Calculated Acres:** .97    **Total Land Units:** 0.97

Land Code	Soil Class	Units
01 - RES		0.97

**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:** 2059  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:**

1.00  
**Actual Year Built:** 1967

**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	2,059
BMF - BASEMENT FINISHED	1,363
SPF - SCREEN PORCH FINISHED	324
OPF - OPEN PORCH FINISHED	145
BMU - BASEMENT UNFINISHED	696

**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>
9/22/2023	\$0	3575	957		QC - QUITCLAIM DEED	-
2/4/2016	\$0	3188	1635		-	-
3/12/1996	\$135,000	1126C	160	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/30/1983	\$0	367C	504		-	-
1/1/1983	\$81,000	367C	504	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED