

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 NICHOLSON ALAN
 415 ARBUTUS AVE
 KINGSPORT TN 37660

Current Owner
ARBUTUS AVE 415
 Ctrl Map: 046C Group: B Parcel: 023.00 Pl: SI: 000

Value Information

Land Market Value: \$25,900
 Improvement Value: \$255,200
 Total Market Appraisal: \$281,100
 Assessment Percentage: 25%
 Assessment: \$70,275

Subdivision Data

Subdivision: BLOOMINGTON HGTS REPLAT
 Plat Book: 50 Plat Page: 689 Block: Lot: 56

Additional Information

General Information

Class: 00 - Residential City: KINGSPORT
 City #: 380 Special Service District 2: 000
 Special Service District 1: 000 Neighborhood: K01
 District: 11 Number of Mobile Homes: 0
 Number of Buildings: 1 Utilities - Electricity: 01 - PUBLIC
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL Zoning: R-3A
 Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	248

Sale Information

Long Sale Information list on subsequent pages

Land Information

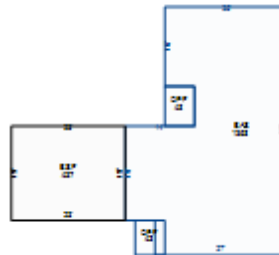
Deed Acres: 0 Calculated Acres: .31 Total Land Units: 0.31

Land Code	Soil Class	Units
01 - RES		0.31

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 04 - SIDING AVERAGE
 Heat and AC: 7 - HEAT AND COOLING SPLIT
 Quality: 2 - ABOVE AVERAGE
 Square Feet of Living Area: 1805
 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: 1955
 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	1,368
OPF - OPEN PORCH FINISHED	48
OPF - OPEN PORCH FINISHED	42
BSF - BASE SEMI FINISHED	437

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/17/2022	\$221,500	3493	2006	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/13/2018	\$0	3304	2336		QC - QUITCLAIM DEED	-
2/22/2010	\$118,900	2855C	357	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/12/2006	\$45,000	2458C	578	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/1/1994	\$32,500	1014C	544	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/22/1992	\$0	1014C	542		-	-