

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

Jan 1 Owner  
 FLETCHER MILDRED ANNE &  
 MARK LEE FLETCHER  
 446 SHELBY ST  
 KINGSPORT TN 37660

Current Owner

**SHELBY ST 446**

Ctrl Map: 046I    Group: B    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$11,400  
**Improvement Value:** \$158,100  
**Total Market Appraisal:** \$169,500  
**Assessment Percentage:** 25%  
**Assessment:** \$42,375

**Subdivision Data**

**Subdivision:** KINGSPORT TN  
**Plat Book:**                      **Plat Page:**                      **Block:** 17                      **Lot:** 7

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K10  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0                      **Calculated Acres:** .11                      **Total Land Units:** 0.11

Land Code	Soil Class	Units
01 - RES		0.11

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 06 - WOOD STUCCO  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1324  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 08 - PLASTERED DIRECT  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1918  
**Plumbing Fixtures:**  
 3  
**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	662
USF - UPPER STORY FINISHED	662
OPF - OPEN PORCH FINISHED	50
OPF - OPEN PORCH FINISHED	98
BMU - BASEMENT UNFINISHED	480
UTU - UTILITY UNFINISHED	25

**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>
5/25/2023	\$0	3558	1691		QC - QUITCLAIM DEED	-
7/11/2019	\$100,000	3341	1469	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/17/2006	\$83,000	2476C	390	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/23/1995	\$72,500	1071C	633	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/15/1984	\$0	413C	637		-	-
5/15/1940	\$0	48A	171		-	-