

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FIP MASTER FUNDING XVI LLC
 % FUNDAMENTAL INCOME PROPERTIES LLC
 2425 E CAMELBACK RD SUITE 800
 PHOENIX AZ 85016

Current Owner

WATAUGA ST 520

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

Value Information

Land Market Value: \$36,900
Improvement Value: \$719,400
Total Market Appraisal: \$756,300
Assessment Percentage: 40%
Assessment: \$302,520

Subdivision Data

Subdivision:
 CITY OF KINGSPORT
Plat Book: A **Plat Page:** 18A **Block:** 52 **Lot:** 3

Additional Information

General Information

Class: 08 - Commercial
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:

Commercial Building #: 1

Improvement Type:
 36 - FUNERAL HOME
Quality:
 1+ - AVERAGE +
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 04 - FLOOR-1/2 WALL
Shape:
 01 - RECTANGLE
Heat and AC:
 08 - HVAC PKG
Building Sketch

Actual Year Built:
 1954
Business Living Area:
 7212
Floor System:
 01 - SLAB ON GRADE
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 12 - CARPET
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE
Plumbing Fixtures:
 11
Interior/Exterior Areas

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING		3,400



Type	Square Feet	Exterior Wall
36 - FUNERAL HOME	4,684	11 - COMMON BRICK
BMF - Basement finished - N/A	2,528	11 - COMMON BRICK

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres:	Calculated Acres:	Total Land Units:
0	.33	82

Land Code	Soil Class	Units
10 - COM		82.00

Commercial Features

Type	Units
OPF - OPEN PORCH FINISHED	72 X 1
FEL - FREIGHT ELEVATOR	57700 X 1
STP - STOOP	81 X 1
GRF - GARAGE FINISHED	1440 X 1
UTF - UTILITY FINISHED	585 X 1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/30/2023	\$1,649,895	3565	1711	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/28/2012	\$725,000	3025	1167	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
5/31/1991	\$0	777C	186		-	-
8/15/1988	\$0	633C	236		-	-
6/30/1970	\$0	0345A	00344		-	-