

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

Jan 1 Owner  
 FW HOLDINGS LLC  
 1227 VOLUNTEER PKWY STE 517  
 BRISTOL TN 37620

Current Owner

**BOONE ST 713**

Ctrl Map: 046J    Group: K    Parcel: 020.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$10,500  
**Improvement Value:** \$191,100  
**Total Market Appraisal:** \$201,600  
**Assessment Percentage:** 40%  
**Assessment:** \$80,640

**Subdivision Data**

**Subdivision:** KINGSPORT TOWNSITE PLAN  
**Plat Book:** A    **Plat Page:** 15B    **Block:** 61    **Lot:** 17

**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:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	7X4	28

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .13    **Total Land Units:** 55

Land Code	Soil Class	Units
05 - MULTI FAMiy		55.00

**Residential Building #: 1**

**Improvement Type:** 06 - APARTMENT  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - - AVERAGE -  
**Square Feet of Living Area:** 3280  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 02 - BELOW AVG  
**Interior Finish:** 11 - PANELING BELOW AVG  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 1926  
**Plumbing Fixtures:** 12  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 02 - BELOW AVERAGE  
**Electrical:** 02 - BELOW AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,696
USF - UPPER STORY FINISHED	1,584
UTU - UTILITY UNFINISHED	88

**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>
5/3/2023	\$190,000	3555	1318	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/3/2023	\$167,700	3555	1037	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
12/19/2013	\$68,400	3105	1695	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/19/1991	\$30,000	782C	462	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/30/1990	\$0	748C	558		-	-
10/22/1947	\$0	0103A	00544		-	-