

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

Jan 1 Owner  
 MILLSAP RICKY J  
 1905 BROOKSIDE LN  
 KINGSPORT TN 37660

Current Owner

**WATAUGA ST 901**  
 Ctrl Map: 046J    Group: L    Parcel: 005.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$18,900  
**Improvement Value:** \$249,900  
**Total Market Appraisal:** \$268,800  
**Assessment Percentage:** 40%  
**Assessment:** \$107,520

**Subdivision Data**

**Subdivision:** KINGSPORT IMPROVEMENT CORP  
**Plat Book:** DB    **Plat Page:**    **Block:** 111    **Lot:** 1

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .28	<b>Total Land Units:</b> 70	
Land Code	Soil Class		Units
05 - MULTI FAMIY			70.00

**Residential Building #: 1**

**Improvement Type:** 07 - RENTAL  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 2776  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Stories:** 2.00  
**Actual Year Built:** 1923  
**Plumbing Fixtures:** 15  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,306
USF - UPPER STORY FINISHED	1,290
BMU - BASEMENT UNFINISHED	1,290
ATF - ATTIC FINISHED	900

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	STP - STOOP	4X28	112
1	ASP - ASPHALT PAVING	55X72	3,960
1	WDK - WOOD DECK	8X26	208
1	WDK - WOOD DECK	IRR	286
1	WDK - WOOD DECK	8X16	128
1	CLF - CHAIN LINK FENCE	IRR	280

**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>
10/22/2012	\$100,000	3055	1409	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/21/2012	\$55,000	3024	1641	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
1/16/2012	\$50,000	3020	2041	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/17/2005	\$139,900	2209C	426	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED