

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

Jan 1 Owner  
 FAIL RHETT MATTHEW &  
 MARCELLA RUTH  
 1425 FAIRIDGE DR  
 KINGSPORT TN 37664

Current Owner

**FAIRIDGE DR 1425**

Ctrl Map: 046K    Group: H    Parcel: 019.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$60,200  
**Improvement Value:** \$484,900  
**Total Market Appraisal:** \$545,100  
**Assessment Percentage:** 25%  
**Assessment:** \$136,275

**Subdivision Data**

**Subdivision:**  
 FAIRACRES  
**Plat Book:** 3    **Plat Page:** 237    **Block:** J    **Lot:** 3

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

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	POL - SWIMMING POOL	20X40	800

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .59    **Total Land Units:** 0.59

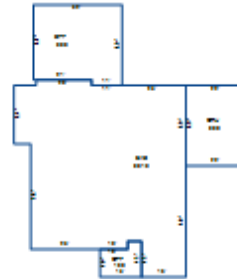
Land Code	Soil Class	Units
01 - RES		0.59

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 3615  
**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:**  
 1.00  
**Actual Year Built:**  
 1953  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	3,615
SPF - SCREEN PORCH FINISHED	886
OPF - OPEN PORCH FINISHED	165
GRU - GARAGE UNFINISHED	638

**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>
12/27/2018	\$290,000	3317	317	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/30/1994	\$137,000	1023C	686	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/19/1991	\$130,000	781C	384	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/5/1962	\$0	0225A	00010		-	-