

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FCPT HOLDINGS LLC
 % AMPLER BURGERS OHIO LLC
 ATTN: REAL ESTATE
 P.O. BOX 1188
 PITTSBURG KS 66762

Current Owner

E STONE DR 1540

Ctrl Map: 046L Group: B Parcel: 012.00 Pl: SI: 000

Value Information

Land Market Value: \$264,800
Improvement Value: \$498,000
Total Market Appraisal: \$762,800
Assessment Percentage: 40%
Assessment: \$305,120

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: K20
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING		15,000
1	CNC - CONCRETE PAVING		1,400

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
10 - COM		0.59

Commercial Building #: 1

Improvement Type:
 26 - FAST FOOD
Quality:
 1 - AVERAGE
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 06 - MASONRY
Bath Tiles:
 03 - WALL ONLY
Shape:
 01 - RECTANGLE
Heat and AC:
 08 - HVAC PKG

Building Sketch



Actual Year Built:

1970

Business Living Area:

3240

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

10 - BUILT-UP COMPOSITION

Floor Finish:

14 - HARD TILE

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Plumbing Fixtures:

8

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
26 - FAST FOOD	3,240	11 - COMMON BRICK

Commercial Features

Type	Units
CAN - CANOPY	32 X 1
CAN - CANOPY	32 X 1
CAN - CANOPY	375 X 1
CAN - CANOPY	300 X 1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/31/2025	\$2,133,953	3644	2875	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
1/22/2025	\$1,802,365	3638	167	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
10/24/2008	\$0	2717C	177		-	-
7/6/1970	\$0	0345A	00460		-	-