

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

Jan 1 Owner  
 MCCORT NELDEN C &  
 MARILYN J  
 1048 AMERSHAM RD  
 KINGSPORT TN 37660

Current Owner

**BRIGHTRIDGE DR 1517**  
 Ctrl Map: 046M    Group: A    Parcel: 011.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$43,600  
**Improvement Value:** \$194,900  
**Total Market Appraisal:** \$238,500  
**Assessment Percentage:** 25%  
**Assessment:** \$59,625

**Subdivision Data**

**Subdivision:** FAIRACRES  
**Plat Book:** 1    **Plat Page:** 90A    **Block:** H    **Lot:** 5

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	4X6	24
1	CPY - CANOPY	4X6	24

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

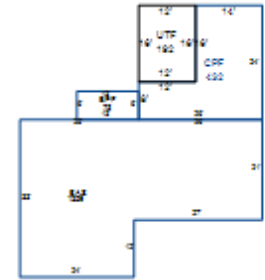
**Deed Acres:** 0    **Calculated Acres:** .24    **Total Land Units:** 0.24

Land Code	Soil Class	Units
01 - RES		0.24

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1359  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00  
**Actual Year Built:** 1952  
**Plumbing Fixtures:** 5  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,359
EPF - ENCLOSED PORCH FINISHED	78
CPF - CARPORT FINISHED	432
UTF - UTILITY FINISHED	192

**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>
11/18/2022	\$220,000	3535	1509	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/4/1976	\$0	107C	634		-	-
7/6/1959	\$0	195A	530		-	-