

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

Jan 1 Owner  
 MCBRIDE VERNON & DONNA EAR  
 1637 SPRUCE ST  
 KINGSPORT TN 37664

Current Owner

**SPRUCE ST 1637**

Ctrl Map: 046M    Group: G    Parcel: 009.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$19,100  
**Improvement Value:** \$164,900  
**Total Market Appraisal:** \$184,000  
**Assessment Percentage:** 25%  
**Assessment:** \$46,000

**Subdivision Data**

**Subdivision:**  
 HIGHLAND PARK VANCE ADD  
**Plat Book:**                      **Plat Page:**                      **Block:**                      **Lot:**  
 1    76A    3    P 18

**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  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	6X6	36

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0                      **Calculated Acres:** .19                      **Total Land Units:** 0.19

Land Code	Soil Class	Units
01 - RES		0.19

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE -  
**Square Feet of Living Area:**  
 1040  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 2013  
**Plumbing Fixtures:**  
 3  
**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	1,040
OPF - OPEN PORCH FINISHED	60

**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>
9/1/2015	\$0	3173	1397		-	-
11/1/2010	\$7,000	2922C	25	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/12/2005	\$10,300	2342C	410	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/20/1979	\$0	231C	783		-	-