

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

Jan 1 Owner  
 MOUNTAIN LEGENDS LLC  
 813 WAHOO VALLEY RD  
 KINGSPORT TN 37663-3909

Current Owner

**HIGHLAND ST 1714**  
 Ctrl Map: 046M    Group: G    Parcel: 013.00    Pl:    Sl: 000

**Value Information**

**Land Market Value:** \$16,300  
**Improvement Value:** \$68,100  
**Total Market Appraisal:** \$84,400  
**Assessment Percentage:** 25%  
**Assessment:** \$21,100

**Subdivision Data**

**Subdivision:** HIGHLAND PARK ADD  
**Plat Book:** 1    **Plat Page:** 76A    **Block:** 6    **Lot:** 4

**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	WDK - WOOD DECK	13X12	156

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .16    **Total Land Units:** 0.16

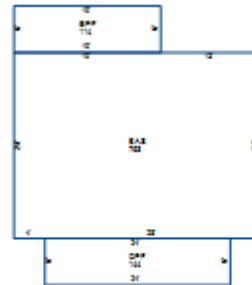
Land Code	Soil Class	Units
01 - RES		0.16

**Residential Building #: 1**

**Improvement Type:** 51 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 3 - RADIANT HEAT  
**Quality:** 0+ - BELOW AVERAGE +  
**Square Feet of Living Area:** 768  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 02 - BELOW AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 00 - SQUARE

**Stories:** 1.00  
**Actual Year Built:** 1940  
**Plumbing Fixtures:** 3  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 02 - BELOW AVERAGE  
**Electrical:** 02 - BELOW AVG  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	768
EPF - ENCLOSED PORCH FINISHED	114
OPF - OPEN PORCH FINISHED	144

**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>
1/16/2015	\$0	3145	2169		-	-
2/18/1987	\$0	1227C	91		-	-
5/1/1985	\$0	440C	92		-	-
8/30/1974	\$0	440C	84		-	-