

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

Jan 1 Owner  
 SANDERS WARREN C &  
 BARBARA W  
 1740 ORCHARD PL  
 KINGSPORT TN 37660

Current Owner

**ORCHARD PL 1740**  
 Ctrl Map: 046N    Group: B    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$55,600  
**Improvement Value:** \$501,200  
**Total Market Appraisal:** \$556,800  
**Assessment Percentage:** 25%  
**Assessment:** \$139,200

**Subdivision Data**

**Subdivision:**  
 FAIRACRES ADD  
**Plat Book:** 1    **Plat Page:** 99    **Block:** B    **Lot:** 3 &

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .46	<b>Total Land Units:</b> 0.46
Land Code	Soil Class	Units
01 - RES		0.46

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2834  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 08 - PLASTERED DIRECT  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 03 - U-SHAPED

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:**  
 1930  
**Plumbing Fixtures:**  
 13  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,573
USF - UPPER STORY FINISHED	1,261
EPF - ENCLOSED PORCH FINISHED	357
OPF - OPEN PORCH FINISHED	288
CPF - CARPORT FINISHED	525
BMU - BASEMENT UNFINISHED	881

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	UTB - UTILITY BUILDING	15X20	300
1	STP - STOOP	3X8	24
1	CPY - CANOPY	3X8	24
1	PTO - PATIO	IRR	668

**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>
10/14/2003	\$289,900	2028C	668	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/11/2002	\$0	1796C	42		-	-
8/16/1995	\$210,000	1079C	697	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/16/1984	\$0	419C	552		-	-