

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

Jan 1 Owner  
 DRYDEN ALLEN N JR &  
 FRANCES FRANCISCO  
 1704 ORCHARD CT  
 KINGSPORT TN 37660

Current Owner

**ORCHARD CT 1704**  
 Ctrl Map: 046N    Group: B    Parcel: 028.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$49,700  
**Improvement Value:** \$549,700  
**Total Market Appraisal:** \$599,400  
**Assessment Percentage:** 25%  
**Assessment:** \$149,850

**Subdivision Data**

**Subdivision:** FAIRACRES ADD  
**Plat Book:** 1    **Plat Page:** 99    **Block:** B    **Lot:** 7

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

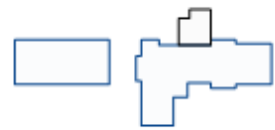
<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .33	<b>Total Land Units:</b> 0.33
Land Code	Soil Class	Units
01 - RES		0.33

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 12 - BRICK/WOOD  
**Heat and AC:** 9 - FLOOR/CEILING HEAT  
**Quality:** 2 - ABOVE AVERAGE  
**Square Feet of Living Area:** 3020  
**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

**Stories:** 2.00  
**Actual Year Built:** 1940  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 09 - BUILT-UP WOOD  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	2,225
SPF - SCREEN PORCH FINISHED	330
USH - UPPER STORY HIGH	1,325

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	IRR	240
1	STP - STOOP	5X6	30
1	CPY - CANOPY	3X6	18

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/24/2006	\$0	2406C	160		-	-
1/27/1989	\$0	656C	129		-	-
11/15/1932	\$0	0017A	00178		-	-