

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

Jan 1 Owner  
 PHILLIPS DENNIS R ETUX CO-TRUSTEES &  
 BOBBIE MARIE H PHILLIPS CO-TRUSTEES  
 2121 PENDRAGON RD  
 KINGSPORT TN 37660

Current Owner

**CHERRY ST 1204**

Ctrl Map: 046N    Group: L    Parcel: 017.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$24,000  
**Improvement Value:** \$278,500  
**Total Market Appraisal:** \$302,500  
**Assessment Percentage:** 40%  
**Assessment:** \$121,000

**Subdivision Data**

**Subdivision:**  
 CITY OF KINGSPORTREPLAT LOT 3 &4

<b>Plat Book:</b>	<b>Plat Page:</b>	<b>Block:</b>	<b>Lot:</b>
57	421	79	4R

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**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
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.33      **Calculated Acres:** .32      **Total Land Units:** 97

Land Code	Soil Class	Units
10 - COM		97.00

**Residential Building #: 1**

**Improvement Type:**  
 02 - DUPLEX  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1600  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 2022  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,600
CPF - CARPORT FINISHED	252
OPF - OPEN PORCH FINISHED	104

**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>
12/15/2023	\$0	3587	280		QC - QUITCLAIM DEED	-
7/17/2020	\$35,000	3393	793	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/21/2005	\$48,950	2324C	640	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/23/2004	\$0	2081C	470		-	-
6/30/1997	\$40,000	1230C	632	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/25/1958	\$0	0196A	00207		-	-