

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

Jan 1 Owner  
 KING'S PORT OZ HOLDINGS LLC  
 1227 VOLUNTEER PKWY  
 BRISTOL TN 37620

Current Owner

**MARKET ST E 449**

Ctrl Map: 046P    Group: E    Parcel: 010.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$47,500  
**Improvement Value:** \$299,500  
**Total Market Appraisal:** \$347,000  
**Assessment Percentage:** 40%  
**Assessment:** \$138,800

**Subdivision Data**

**Subdivision:** CITY OF KINGSPORT  
**Plat Book:** 3    **Plat Page:** 106    **Block:** 5    **Lot:** 22

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K10  
**District:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 2    **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	ASP - ASPHALT PAVING		6,000
2	STP - STOOP	4X4	32

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .3    **Total Land Units:** 125

Land Code	Soil Class	Units
10 - COM		125.00

**Commercial Building #: 1**

**Improvement Type:** 32 - MEDICAL OFFICE  
**Quality:** 1 - AVERAGE  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 12 - PANELING AVERAGE  
**Bath Tiles:** 01 - FLOOR ONLY  
**Shape:** 01 - RECTANGLE  
**Heat and AC:** 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:** 1956  
**Business Living Area:** 2625  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 10 - BUILT-UP COMPOSITION  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE  
**Plumbing Fixtures:** 5

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
30 - OFFICE	2,625	11 - COMMON BRICK

**Commercial Features**

Type	Units
CAN - CANOPY	27 X 1
CAN - CANOPY	164 X 1

**Commercial Building #: 2**

**Improvement Type:**

32 - MEDICAL OFFICE

**Quality:**

1 - AVERAGE

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**

03 - AVERAGE

**Interior Finish:**

10 - PANEL-PLAST-DRYWALL

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Heat and AC:**

08 - HVAC PKG

**Building Sketch**



**Actual Year Built:**

1974

**Business Living Area:**

2250

**Floor System:**

01 - SLAB ON GRADE

**Roof Cover/Deck:**

10 - BUILT-UP COMPOSITION

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Plumbing Fixtures:**

6

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
32 - MEDICAL OFFICE	2,250	10 - CONC BLOCK/BRICK

**Commercial Features**

Type	Units
LPM - LOADING PLATFORM	90 X 1

**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>
8/18/2023	\$100,000	3571	23	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
8/17/2023	\$0	3571	18		HR - AFFIDAVIT OF HEIRSHIP	-
12/30/1986	\$0	534C	356		-	-
6/2/1975	\$0	55C	262		-	-
1/1/1900	\$0	NA	NA		-	-