

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

Jan 1 Owner  
 MOUNTAINEER MANUFACTURING  
 PROPERTIES LLC  
 2042 BROOKSIDE LN  
 KINGSPORT TN 37660

Current Owner

**BROOKSIDE LN 2042**

Ctrl Map: 047A    Group: A    Parcel: 004.20    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$58,100  
**Improvement Value:** \$180,900  
**Total Market Appraisal:** \$239,000  
**Assessment Percentage:** 40%  
**Assessment:** \$95,600

**Subdivision Data**

**Subdivision:**  
 BROOKSIDE INDUSTRIAL PARK  
**Plat Book:** 37    **Plat Page:** 67    **Block:**    **Lot:** 30

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K20  
**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:** 03 - PRIVATE - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING		5,100
1	CLF - CHAIN LINK FENCE	IRR	230

**Sale Information**

Long Sale Information list on subsequent pages

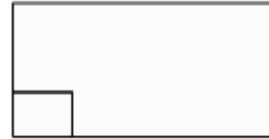
**Land Information**

**Deed Acres:** 0.68    **Calculated Acres:** 0    **Total Land Units:** 0.68

Land Code	Soil Class	Units
10 - COM		0.68

**Commercial Building #: 1**

**Improvement Type:**  
 40 - WAREHOUSE  
**Quality:**  
 2 - - ABOVE AVERAGE -  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 06 - STEEL TRUSS/PURLINS  
**Cabinet/Millwork:**  
 00 - NONE  
**Interior Finish:**  
 01 - UNFINISHED  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 01 - UNIT HEATER  
**Building Sketch**



**Actual Year Built:**  
 1997

**Business Living Area:**  
 4350

**Floor System:**  
 01 - SLAB ON GRADE

**Roof Cover/Deck:**  
 00 - CORRUGATED METAL

**Floor Finish:**  
 01 - CONCRETE FINISH

**Paint/Decor:**  
 03 - AVERAGE

**Electrical:**  
 03 - AVERAGE

**Structural Frame:**  
 02 - MASONRY PIL/STL

**Plumbing Fixtures:**  
 2

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
40 - WAREHOUSE	4,050	19 - PREFIN METAL CRIMPED
OFA - Office - Average	300	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**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>
10/20/2016	\$197,500	3220	44	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/18/2009	\$170,000	2842C	326	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
1/10/1996	\$30,000	1112C	73	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/9/1990	\$0	706C	497		-	-