

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 KETCHIE WILLIAM C &
 REBECCA J
 4512 BEECHCLIFF DRIVE
 KINGSPORT TN 37664

Current Owner

BEECHCLIFF DR 4512
 Ctrl Map: 047E Group: A Parcel: 015.00 Pl: SI: 000

Value Information

Land Market Value: \$49,300
Improvement Value: \$385,000
Total Market Appraisal: \$434,300
Assessment Percentage: 25%
Assessment: \$108,575

Subdivision Data

Subdivision: BEECHCLIFF ESTATES
Plat Book: 7 **Plat Page:** 55 **Block:** A **Lot:** 14 &

Additional Information

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K01
District: 10 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:**
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

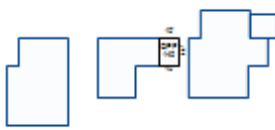
Land Information

Deed Acres: 0	Calculated Acres: 3.29	Total Land Units: 3.29
Land Code	Soil Class	Units
01 - RES		3.29

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 05 - SIDING ABOVE AVG
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1 - AVERAGE
Square Feet of Living Area: 3408
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 01 - SHED
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 00 - SQUARE

Building Sketch



Stories: 2.00
Actual Year Built: 1976
Plumbing Fixtures: 9
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
Floor Finish: 11 - CARPET COMBINATION
Paint/Decor: 03 - AVERAGE
Electrical: 03 - AVERAGE
Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,390
BSF - BASE SEMI FINISHED	1,280
USF - UPPER STORY FINISHED	738
EPF - ENCLOSED PORCH FINISHED	168
OPF - OPEN PORCH FINISHED	140

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X24	576
1	WDK - WOOD DECK	7X30	210
1	WDK - WOOD DECK	14X38	532
1	WDK - WOOD DECK	10X14	140
1	WDK - WOOD DECK	4X18	72
1	WDK - WOOD DECK	10X25	250
1	WDK - WOOD DECK	9X30	270

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/8/2011	\$247,600	2975C	681	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/25/2003	\$187,000	2018C	425	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/31/1999	\$180,000	1458C	571	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/18/1997	\$171,750	1243C	236	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS