

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 CARRIER LEIGH ANN HILLMAN
 4317 BEECHCLIFF DRIVE
 KINGSPORT TN 37664

Current Owner

BEECHCLIFF DR 4317

Ctrl Map: 047E Group: B Parcel: 022.00 Pl: SI: 000

Value Information

Land Market Value: \$34,300
 Improvement Value: \$443,500
 Total Market Appraisal: \$477,800
 Assessment Percentage: 25%
 Assessment: \$119,450

Subdivision Data

Subdivision: BEECHCLIFF ESTATES
 Plat Book: 7 Plat Page: 55 Block: B Lot: 9

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

Building #	Type	Description	Area/Units
1	PTO - PATIO	10X21	210
1	GUD - DETACHED GARAGE UNFINISHED	28X40	1,120

Sale Information

Long Sale Information list on subsequent pages

Land Information

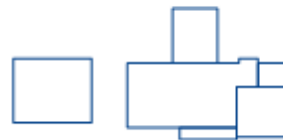
Deed Acres: 0 Calculated Acres: .74 Total Land Units: 0.74

Land Code	Soil Class	Units
01 - RES		0.74

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 11 - COMMON BRICK
 Heat and AC: 7 - HEAT AND COOLING SPLIT
 Quality: 1+ - AVERAGE +
 Square Feet of Living Area: 2722
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 03 - AVERAGE
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 02 - L-SHAPED

Building Sketch



Stories: 2.00
 Actual Year Built: 1968
 Plumbing Fixtures: 6
 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	1,348
BSF - BASE SEMI FINISHED	483
USF - UPPER STORY FINISHED	891
UTF - UTILITY FINISHED	140
EPF - ENCLOSED PORCH FINISHED	437
OPF - OPEN PORCH FINISHED	120

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/11/2024	\$474,630	3597	206	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/3/2016	\$0	3201	1066		-	-
10/20/2009	\$0	2826C	165		-	-
3/9/2009	\$0	2749C	622		-	-
6/26/2006	\$200,000	2418C	372	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED