

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 WRIGHT DOUGLAS M &
 LYNN M
 4409 BEECHCLIFF DR
 KINGSPORT TN 37664

Current Owner

BEECHCLIFF DR 4409
 Ctrl Map: 047E Group: B Parcel: 025.00 Pl: SI: 000

Value Information

Land Market Value: \$38,500
Improvement Value: \$373,400
Total Market Appraisal: \$411,900
Assessment Percentage: 25%
Assessment: \$102,975

Subdivision Data

Subdivision: BEECHCLIFF ESTATES
Plat Book: 7 **Plat Page:** 55 **Block:** B **Lot:** 12

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: 0	Total Land Units: 0.9
Land Code	Soil Class	Units
01 - RES		0.90

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 12 - BRICK/WOOD
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1+ - AVERAGE +
Square Feet of Living Area: 2678
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: 8
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	1,474
USF - UPPER STORY FINISHED	1,204
EPF - ENCLOSED PORCH FINISHED	192
OPF - OPEN PORCH FINISHED	174
GRU - GARAGE UNFINISHED	352

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	12X16	192
1	UTB - UTILITY BUILDING	16X24	384
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1	ASH - ATTACHED SHED	5X24	384
1	PTO - PATIO	IRR	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/9/2021	\$365,000	3439	1504	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/30/2018	\$290,000	3314	677	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/21/2015	\$0	3186	567		-	-
10/5/1967	\$0	0308A	00031		-	-