

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

Jan 1 Owner  
 FLICKINGER KATIE & JAMES A  
 2725 BERKSHIRE LN  
 KINGSPORT TN 37660

Current Owner

**BERKSHIRE LN 2725**

Ctrl Map: 047G    Group: F    Parcel: 027.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$58,800  
**Improvement Value:** \$565,700  
**Total Market Appraisal:** \$624,500  
**Assessment Percentage:** 25%  
**Assessment:** \$156,125

**Subdivision Data**

**Subdivision:**  
 PRESTON FOREST SEC 8  
**Plat Book:** 18    **Plat Page:** 6    **Block:** J    **Lot:** 29

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**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:** 0.8

Land Code	Soil Class	Units
01 - RES		0.80

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2947  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2006  
**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:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,272
USF - UPPER STORY FINISHED	1,272
GRF - GARAGE FINISHED	672
BMU - BASEMENT UNFINISHED	1,272
SPU - SCREEN PORCH UNFINISHED	252
USH - UPPER STORY HIGH	672

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	9X28	252
1	STP - STOOP	7X8	56
1	POL - SWIMMING POOL		420

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/28/2017	\$310,000	3253	1544	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/3/2014	\$326,000	3121	434	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/16/2006	\$312,000	2473C	185	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
2/27/2006	\$0	2370C	553		-	-
2/27/2006	\$0	2370C	551		-	-