

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

Jan 1 Owner  
 Current Owner  
 SMITH RICHARD E &  
 LINDA A  
 2104 BEECHNUT DR  
 KINGSPORT TN 37660

**BEECHNUT DR 2104**  
 Ctrl Map: 0471  
 Group: D  
 Parcel: 011.00  
 Pl:   
 SI: 000

**Value Information**

**Land Market Value:** \$51,900  
**Improvement Value:** \$340,700  
**Total Market Appraisal:** \$392,600  
**Assessment Percentage:** 25%  
**Assessment:** \$98,150

**Subdivision Data**

**Subdivision:** BEECHNUT HILLS  
**Plat Book:** 7 **Plat Page:** 58 **Block:** C **Lot:** 6

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

**Outbuildings & Yard Items**

| Building # | Type        | Description | Area/Units |
|------------|-------------|-------------|------------|
| 1          | PTO - PATIO | 32X18       | 498        |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

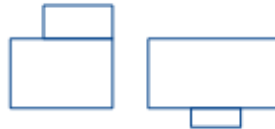
**Deed Acres:** 0 **Calculated Acres:** .57 **Total Land Units:** 0.57

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES  |            | 0.57  |

**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:** 2900  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 1965  
**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                | 1,653       |
| BSF - BASE SEMI FINISHED  | 1,247       |
| OPF - OPEN PORCH FINISHED | 168         |
| BMU - BASEMENT UNFINISHED | 406         |

**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> |
|------------------|--------------|-------------|-------------|------------------------|------------------------|----------------------|
| 11/29/1978       | \$0          | 190C        | 754         |                        | -                      | -                    |
| 1/1/1978         | \$64,950     | 190C        | 0754        | I - IMPROVED           | WD - WARRANTY DEED     | A - ACCEPTED         |
| 6/8/1977         | \$0          | 131C        | 314         |                        | -                      | -                    |
| 6/13/1975        | \$0          | 56C         | 5           |                        | -                      | -                    |