

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FREY JOHN
 2121 BEECHNUT DRIVE
 KINGSPORT TN 37660

Current Owner

BEECHNUT DR 2121

Ctrl Map: 0471 Group: E Parcel: 012.00 Pl: SI: 000

Value Information

Land Market Value: \$53,600
 Improvement Value: \$314,500
 Total Market Appraisal: \$368,100
 Assessment Percentage: 25%
 Assessment: \$92,025

Subdivision Data

Subdivision: BEECHNUT HILLS
 Plat Book: 7 Plat Page: 58 Block: B Lot: 5

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

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	336

Sale Information

Long Sale Information list on subsequent pages

Land Information

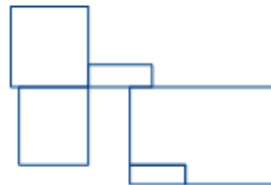
Deed Acres: 0 Calculated Acres: .67 Total Land Units: 0.67

Land Code	Soil Class	Units
01 - RES		0.67

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: 2450
 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: 1967
 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	1,750
BSF - BASE SEMI FINISHED	700
EPF - ENCLOSED PORCH FINISHED	184
OPF - OPEN PORCH FINISHED	140
BMU - BASEMENT UNFINISHED	812

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/29/2010	\$0	2855C	120		-	-
1/4/1991	\$125,000	757C	371	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/23/1982	\$0	320C	660		-	-
1/1/1982	\$94,000	320C	660	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED