

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

Jan 1 Owner  
 GRUBBS RYON M & CASIE G  
 5633 JOHN GAINES BLVD  
 KINGSPORT TN 37664

Current Owner

**JOHN GAINES BLVD 5633**  
 Ctrl Map: 047L    Group: N    Parcel: 007.75    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$66,400  
**Improvement Value:** \$1,140,900  
**Total Market Appraisal:** \$1,207,300  
**Assessment Percentage:** 25%  
**Assessment:** \$301,825

**Subdivision Data**

**Subdivision:** EDENS RIDGE SEC 2 REPLAT  
**Plat Book:** 46    **Plat Page:** 38    **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:** 01 - PUBLIC / PUBLIC    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL GAS

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> 1.03	<b>Total Land Units:</b> 1.03
Land Code	Soil Class	Units
01 - RES		1.03

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 6030  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 06 - EXTREME IRR

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2000  
**Plumbing Fixtures:** 16  
**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	3,380
BSF - BASE SEMI FINISHED	1,000
USF - UPPER STORY FINISHED	1,650
OPF - OPEN PORCH FINISHED	280
OPF - OPEN PORCH FINISHED	126
OPF - OPEN PORCH FINISHED	419
GRF - GARAGE FINISHED	910
BMU - BASEMENT UNFINISHED	1,631

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	310
1	BTH - BATH HOUSE	11X12	136
1	PFO - OPEN PORCH FINISHED	6X12	72
1	PFO - OPEN PORCH FINISHED	15X16	240
1	HAC - HEATING AND COOLING		136
1	POL - SWIMMING POOL	20X40	800

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/27/2021	\$1,020,000	3464	1432	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/14/2013	\$844,000	3083	453	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/16/1997	\$59,000	1215C	520	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
10/3/1995	\$0	1089C	644		-	-