

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 KIDWELL EUGENE R JR ETUX
 TRUSTEES
 5235 CAINTUCK RD
 KINGSPORT TN 37664

Current Owner

CAINTUCK RD 5235

Ctrl Map: 047L Group: N Parcel: 011.25 Pl: SI: 000

Value Information

Land Market Value: \$142,200
Improvement Value: \$1,228,000
Total Market Appraisal: \$1,370,200
Assessment Percentage: 25%
Assessment: \$342,550

Subdivision Data

Subdivision: EDEN'S RIDGE
Plat Book: 45 **Plat Page:** 114 **Block:** B **Lot:** 13

Additional Information

General Information

Class: 00 - Residential
City #: 380
Special Service District 1: 000
District: 10
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 03 - PRIVATE - 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
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 3.57 **Calculated Acres:** 0 **Total Land Units:** 3.57

Land Code	Soil Class	Units
01 - RES		3.57

Residential Building #: 1

Improvement Type: 03 - SPECIAL_RES
Exterior Wall: 05 - SIDING ABOVE AVG
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 2 - ABOVE AVERAGE
Square Feet of Living Area: 5332
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:

1998

Plumbing Fixtures:

14

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	2,366
BSF - BASE SEMI FINISHED	680
USF - UPPER STORY FINISHED	1,484
OPF - OPEN PORCH FINISHED	628
GRF - GARAGE FINISHED	828
BMU - BASEMENT UNFINISHED	2,533
USH - UPPER STORY HIGH	1,336

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/2/2022	\$0	3492	1387		-	-
9/29/2000	\$590,000	1554C	638	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/2/1998	\$0	1317C	62		-	-
10/7/1996	\$0	1171C	450		-	-