

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FABBEN BRAD & JAMIE
 5206 CAINTUCK RD
 KINGSPORT TN 37664

Current Owner

CAINTUCK RD 5206

Ctrl Map: 047L Group: N Parcel: 016.00 Pl: SI: 000

Value Information

Land Market Value: \$45,100
Improvement Value: \$604,900
Total Market Appraisal: \$650,000
Assessment Percentage: 25%
Assessment: \$162,500

Subdivision Data

Subdivision:
 EDENS RIDGE SEC 1
Plat Book: 42 **Plat Page:** 24 **Block:** C **Lot:** 2

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
1	WDK - WOOD DECK	IRR	264
1	PUS - SCREEN PORCH UNFINISHED		240

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.38 **Calculated Acres:** .39 **Total Land Units:** 0.39

Land Code	Soil Class	Units
01 - RES		0.39

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2652
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 04 - IRR SHAPE

Building Sketch



Stories:

2.00

Actual Year Built:

2007

Plumbing Fixtures:

12

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	1,799
OPF - OPEN PORCH FINISHED	56
GRF - GARAGE FINISHED	483
BMF - BASEMENT FINISHED	1,292
USH - UPPER STORY HIGH	1,422

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/29/2022	\$650,000	3505	1389	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/2/2020	\$424,000	3392	1839	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/23/2016	\$355,000	3233	765	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
9/26/2007	\$462,000	2591C	497	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/28/2007	\$43,000	2509C	674	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
11/9/1995	\$37,000	1098C	739	V - VACANT	WD - WARRANTY DEED	L - LIMITED
8/19/1994	\$0	1019C	107		-	-