

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

Jan 1 Owner  
 PINNACLE HOSPITALITY INC  
 D/B/A RAMANDA INN  
 1900 AMERICAN WAY  
 KINGSPORT TN 37660

Current Owner

**AMERICAN WAY 1900**  
 Ctrl Map: 047P    Group: A    Parcel: 008.00    PI:    SI: 000

**Value Information**

**Land Market Value:** \$1,042,600  
**Improvement Value:** \$1,503,300  
**Total Market Appraisal:** \$2,545,900  
**Assessment Percentage:** 40%  
**Assessment:** \$1,018,360

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 6  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K20  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**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> 7.5 | <b>Calculated Acres:</b> 0 | <b>Total Land Units:</b> 7.5 |
|------------------------|----------------------------|------------------------------|
| Land Code              | Soil Class                 | Units                        |
| 10 - COM               |                            | 7.50                         |

**Commercial Building #: 1**

**Improvement Type:**  
 25 - RESTAURANT  
**Quality:**  
 1+ - AVERAGE +  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 10 - PANEL-PLAST-DRYWALL  
**Bath Tiles:**  
 04 - FLOOR-1/2 WALL  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**

**Actual Year Built:**  
 1973  
**Business Living Area:**  
 17628  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 10 - BUILT-UP COMPOSITION  
**Floor Finish:**  
 12 - CARPET  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE  
**Plumbing Fixtures:**  
 25  
**Interior/Exterior Areas**

| Type                          | Square Feet | Exterior Wall     |
|-------------------------------|-------------|-------------------|
| 25 - RESTAURANT               | 14,235      | 11 - COMMON BRICK |
| SPN - Service Production Area | 2,145       | 11 - COMMON BRICK |
| OFA - Office - Average        | 1,248       | 11 - COMMON BRICK |

**Commercial Features**

| Type                      | Units    |
|---------------------------|----------|
| OPF - OPEN PORCH FINISHED | 1161 X 1 |
| CPF - CARPORT FINISHED    | 1500 X 1 |
| CAN - CANOPY              | 1701 X 1 |

**Commercial Building #: 2**

**Improvement Type:**

14 - MOTEL

**Quality:**

0 - BELOW AVERAGE

**Foundation:**

03 - SPREAD FOOTING

**Roof Framing:**

05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**

03 - AVERAGE

**Interior Finish:**

07 - DRYWALL

**Bath Tiles:**

04 - FLOOR-1/2 WALL

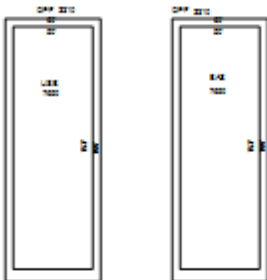
**Shape:**

01 - RECTANGLE

**Heat and AC:**

03 - RADIANT HEAT

**Building Sketch**



**Actual Year Built:**

1973

**Business Living Area:**

15300

**Floor System:**

06 - STRUCTURAL SLAB

**Roof Cover/Deck:**

10 - BUILT-UP COMPOSITION

**Floor Finish:**

12 - CARPET

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

02 - MASONRY PIL/STL

**Plumbing Fixtures:**

144

**Interior/Exterior Areas**

| Type       | Square Feet | Exterior Wall       |
|------------|-------------|---------------------|
| 14 - MOTEL | 7,650       | 07 - CONCRETE BLOCK |
| 14 - MOTEL | 7,650       | 07 - CONCRETE BLOCK |

**Commercial Features**

| Type                      | Units    |
|---------------------------|----------|
| OPF - OPEN PORCH FINISHED | 2310 X 1 |
| OPF - OPEN PORCH FINISHED | 2310 X 1 |

**Commercial Building #: 3**

**Improvement Type:**

14 - MOTEL

**Quality:**

0 - BELOW AVERAGE

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**

03 - AVERAGE

**Interior Finish:**

07 - DRYWALL

**Bath Tiles:**

04 - FLOOR-1/2 WALL

**Shape:**

01 - RECTANGLE

**Heat and AC:**

03 - RADIANT HEAT

**Building Sketch**

**Actual Year Built:**

1973

**Business Living Area:**

12800

**Floor System:**

06 - STRUCTURAL SLAB

**Roof Cover/Deck:**

10 - BUILT-UP COMPOSITION

**Floor Finish:**

12 - CARPET

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

02 - MASONRY PIL/STL

**Plumbing Fixtures:**

120

**Interior/Exterior Areas**

| Type       | Square Feet | Exterior Wall       |
|------------|-------------|---------------------|
| 14 - MOTEL | 6,400       | 07 - CONCRETE BLOCK |
| 14 - MOTEL | 6,400       | 07 - CONCRETE BLOCK |

**Commercial Features**

| Type                      | Units    |
|---------------------------|----------|
| OPF - OPEN PORCH FINISHED | 3520 X 1 |

**Commercial Building #: 4**

**Improvement Type:**  
14 - MOTEL  
**Quality:**  
0 - BELOW AVERAGE  
**Foundation:**  
02 - CONTINUOUS FOOTING  
**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
03 - AVERAGE  
**Interior Finish:**  
07 - DRYWALL  
**Bath Tiles:**  
04 - FLOOR-1/2 WALL  
**Shape:**  
01 - RECTANGLE  
**Heat and AC:**  
03 - RADIANT HEAT  
**Building Sketch**

**Actual Year Built:**  
1973  
**Business Living Area:**  
11524  
**Floor System:**  
06 - STRUCTURAL SLAB  
**Roof Cover/Deck:**  
10 - BUILT-UP COMPOSITION  
**Floor Finish:**  
12 - CARPET  
**Paint/Decor:**  
03 - AVERAGE  
**Electrical:**  
03 - AVERAGE  
**Structural Frame:**  
02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
99  
**Interior/Exterior Areas**

| Type       | Square Feet | Exterior Wall       |
|------------|-------------|---------------------|
| 14 - MOTEL | 5,674       | 07 - CONCRETE BLOCK |
| 14 - MOTEL | 5,850       | 07 - CONCRETE BLOCK |

**Commercial Features**

| Type                      | Units    |
|---------------------------|----------|
| UTF - UTILITY FINISHED    | 1276 X 1 |
| OPF - OPEN PORCH FINISHED | 3640 X 1 |

**Commercial Building #: 5**

**Improvement Type:**  
14 - MOTEL  
**Quality:**  
0 - BELOW AVERAGE  
**Foundation:**  
02 - CONTINUOUS FOOTING  
**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
03 - AVERAGE  
**Interior Finish:**  
07 - DRYWALL  
**Bath Tiles:**  
04 - FLOOR-1/2 WALL  
**Shape:**  
01 - RECTANGLE  
**Heat and AC:**  
03 - RADIANT HEAT  
**Building Sketch**

**Actual Year Built:**  
1973  
**Business Living Area:**  
11500  
**Floor System:**  
06 - STRUCTURAL SLAB  
**Roof Cover/Deck:**  
10 - BUILT-UP COMPOSITION  
**Floor Finish:**  
12 - CARPET  
**Paint/Decor:**  
03 - AVERAGE  
**Electrical:**  
03 - AVERAGE  
**Structural Frame:**  
02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
108  
**Interior/Exterior Areas**

| Type       | Square Feet | Exterior Wall       |
|------------|-------------|---------------------|
| 14 - MOTEL | 5,750       | 07 - CONCRETE BLOCK |
| 14 - MOTEL | 5,750       | 07 - CONCRETE BLOCK |

**Commercial Features**

| Type                      | Units    |
|---------------------------|----------|
| OPF - OPEN PORCH FINISHED | 1630 X 1 |
| OPF - OPEN PORCH FINISHED | 1630 X 1 |



**Commercial Building #: 6**

**Improvement Type:**

14 - MOTEL

**Quality:**

0 - BELOW AVERAGE

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**

03 - AVERAGE

**Interior Finish:**

07 - DRYWALL

**Bath Tiles:**

04 - FLOOR-1/2 WALL

**Shape:**

01 - RECTANGLE

**Heat and AC:**

03 - RADIANT HEAT

**Building Sketch**

**Actual Year Built:**

1981

**Business Living Area:**

12800

**Floor System:**

06 - STRUCTURAL SLAB

**Roof Cover/Deck:**

10 - BUILT-UP COMPOSITION

**Floor Finish:**

12 - CARPET

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

02 - MASONRY PIL/STL

**Plumbing Fixtures:**

134

**Interior/Exterior Areas**

| Type       | Square Feet | Exterior Wall       |
|------------|-------------|---------------------|
| 14 - MOTEL | 6,400       | 07 - CONCRETE BLOCK |
| 14 - MOTEL | 6,400       | 07 - CONCRETE BLOCK |

**Commercial Features**

| Type                      | Units    |
|---------------------------|----------|
| OPF - OPEN PORCH FINISHED | 3640 X 1 |

**Outbuildings & Yard Items**

| Building # | Type                   | Description | Area/Units |
|------------|------------------------|-------------|------------|
| 1          | TCT - TENNIS COURT     | IRR         | 1          |
| 1          | POL - SWIMMING POOL    | 27X51       | 1,377      |
| 1          | ASP - ASPHALT PAVING   |             | 40,000     |
| 1          | PTO - PATIO            | IRR         | 2,646      |
| 1          | CLF - CHAIN LINK FENCE | IRR         | 520        |
| 1          | CLF - CHAIN LINK FENCE | IRR         | 200        |
| 1          | UTB - UTILITY BUILDING | 14X22       | 308        |
| 2          | SIM - SITE IMPROVEMENT | 20X32       | 1          |

**Sale Information**

| Sale Date | Price       | Book  | Page | Vacant/Improved | Type Instrument    | Qualification        |
|-----------|-------------|-------|------|-----------------|--------------------|----------------------|
| 7/8/2005  | \$2,340,000 | 2275C | 74   | I - IMPROVED    | WD - WARRANTY DEED | P - MULTIPLE PARCELS |
| 8/27/2004 | \$1,550,000 | 2156C | 802  | I - IMPROVED    | WD - WARRANTY DEED | P - MULTIPLE PARCELS |
| 2/21/2003 | \$0         | 2014C | 480  |                 | -                  | -                    |
| 10/1/1979 | \$0         | 227C  | 443  |                 | -                  | -                    |