

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

Jan 1 Owner  
 OBEE LLC  
 245 BIRCH ST  
 BLOUNTVILLE TN 37617

Current Owner

**INDEPENDENCE WAY 2021**

Ctrl Map: 047P    Group: A    Parcel: 010.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$544,300  
**Improvement Value:** \$1,488,100  
**Total Market Appraisal:** \$2,032,400  
**Assessment Percentage:** 40%  
**Assessment:** \$812,960

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**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**

**Deed Acres:** 15.64      **Calculated Acres:** 0      **Total Land Units:** 15.64

Land Code	Soil Class	Units
10 - COM		15.64

**Commercial Building #: 1**

**Improvement Type:**  
 40 - WAREHOUSE  
**Quality:**  
 1 - AVERAGE  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 00 - NONE  
**Interior Finish:**  
 00 - NONE  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 00 - NONE  
**Building Sketch**



**Actual Year Built:**  
 1981  
**Business Living Area:**  
 39900  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 00 - CORRUGATED METAL  
**Floor Finish:**  
 01 - CONCRETE FINISH  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
 6

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
40 - WAREHOUSE	34,960	15 - PREFINISHED METAL
OFA - Office - Average	4,940	15 - PREFINISHED METAL

**Commercial Features**

Type	Units
LPF - LOADING PLATFORM	288 X 1
SPR - SPRINKLER SYSTEM	39900 X 1
STP - STOOP	30 X 1
CAW - CANOPY	24 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CNC - CONCRETE PAVING		8,800
1	CLF - CHAIN LINK FENCE	IRR	1,075
1	ASP - ASPHALT PAVING	IRR	42,600

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/28/2023	\$2,100,000	3580	1666	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/17/2020	\$0	3399	539		QC - QUITCLAIM DEED	-
12/14/2011	\$0	3017	1464		-	-
3/15/2006	\$0	2378C	119		-	-
9/26/2002	\$900,000	1825C	71	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/5/1979	\$0	211C	531		-	-