

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

Jan 1 Owner  
 MINNICK JOSEPH KYLE &  
 LISA  
 4117 GREY FOX DR  
 KINGSPORT TN 37664

Current Owner

**GREY FOX DR 4117**

Ctrl Map: 048D    Group: A    Parcel: 035.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$29,900  
**Improvement Value:** \$389,800  
**Total Market Appraisal:** \$419,700  
**Assessment Percentage:** 25%  
**Assessment:** \$104,925

**Subdivision Data**

**Subdivision:** SHALLOWBROOK  
**Plat Book:** 21    **Plat Page:** 16    **Block:** A    **Lot:** 10

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City #:**  
**Special Service District 1:** 000    **Special Service District 2:** 000  
**District:** 07    **Neighborhood:** K03  
**Number of Buildings:** 1    **Number of Mobile Homes:** 0  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE    **Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	260
1	CPY - CANOPY	IRR	260

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

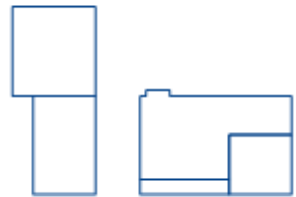
**Deed Acres:** 0    **Calculated Acres:** .47    **Total Land Units:** 0.47

Land Code	Soil Class	Units
01 - RES		0.47

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2 - ABOVE AVERAGE  
**Square Feet of Living Area:** 2385  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

1989

**Plumbing Fixtures:**

9

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,129
USF - UPPER STORY FINISHED	840
OPF - OPEN PORCH FINISHED	150
GRF - GARAGE FINISHED	420
USH - UPPER STORY HIGH	693

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
2/15/2019	\$253,000	3322	717	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/12/2014	\$230,000	3120	2230	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2011	\$159,900	2961C	131	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/3/2010	\$177,333	2932C	172	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
11/28/2006	\$190,900	2477C	587	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED