

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

Jan 1 Owner  
 MCKINNEY CYNTHIA K  
 5225 SETTLERS TRL  
 KINGSPORT TN 37664

Current Owner

**SETTLERS TRL 5225**

Ctrl Map: 048F    Group: B    Parcel: 021.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$27,700  
 Improvement Value: \$227,500  
 Total Market Appraisal: \$255,200  
 Assessment Percentage: 25%  
 Assessment: \$63,800

**Subdivision Data**

Subdivision: GREENWOOD HILLS SEC 2 PT 2  
 Plat Book: 13    Plat Page: 10    Block: B    Lot: 21

**Additional Information**

**General Information**

Class: 00 - Residential    City #:    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	STP - STOOP	6X8	48
1	WDK - WOOD DECK	10X12	120

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0    Calculated Acres: .38    Total Land Units: 0.38

Land Code	Soil Class	Units
01 - RES		0.38

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 12 - BRICK/WOOD  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 1377  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 07 - DRYWALL  
 Bath Tiles: 00 - NONE  
 Shape: 01 - RECTANGLE

**Building Sketch**



Stories: 1.00  
 Actual Year Built: 1997  
 Plumbing Fixtures: 6  
 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	1,377
BMU - BASEMENT UNFINISHED	1,377

**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>
12/12/1997	\$93,900	1275C	150	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/20/1997	\$11,800	1191C	559	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/25/1988	\$5,000	627C	86	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
2/28/1974	\$0	0019C	00950		-	-