

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

Jan 1 Owner  
 HANSARD HOBART B III &  
 AUDREY C TRUSTEES  
 4820 CURTIS CT  
 KINGSPORT TN 37664

Current Owner

**CURTIS CT 4820**  
 Ctrl Map: 048P    Group: C    Parcel: 014.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$26,800  
**Improvement Value:** \$269,600  
**Total Market Appraisal:** \$296,400  
**Assessment Percentage:** 25%  
**Assessment:** \$74,100

**Subdivision Data**

**Subdivision:**  
 E HOLIDAY HILLS SECTION 3  
**Plat Book:** 12    **Plat Page:** 5    **Block:** C    **Lot:** 3

**Additional Information**

HANSARD JOINT REVOCABLE TRUST

**General Information**

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

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	5X8	40

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

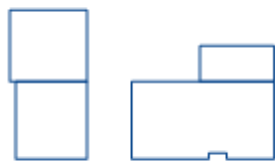
**Deed Acres:** 0    **Calculated Acres:** .34    **Total Land Units:** 0.34  

Land Code	Soil Class	Units
01 - RES		0.34

**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:**  
 1860  
**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:**

1971

**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	1,236
BSF - BASE SEMI FINISHED	624
EPF - ENCLOSED PORCH FINISHED	300
BMU - BASEMENT UNFINISHED	624

**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>
4/25/2025	\$0	3649	340		QC - QUITCLAIM DEED	-
7/8/2016	\$0	3206	1259		-	-
4/24/1981	\$0	282C	206		-	-
10/7/1977	\$0	148C	3		-	-
10/17/1975	\$0	68C	178		-	-