

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

Jan 1 Owner  
 BYINGTON RANDY LEE &  
 JO ANN MADDEN  
 428 S VALLEY VIEW CIR  
 KINGSPORT TN 37664

Current Owner

**VALLEY VIEW CIR S 428**  
 Ctrl Map: 049P    Group: E    Parcel: 022.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$32,800  
**Improvement Value:** \$215,500  
**Total Market Appraisal:** \$248,300  
**Assessment Percentage:** 25%  
**Assessment:** \$62,075

**Subdivision Data**

**Subdivision:** HOBART MEADOWS  
**Plat Book:** 9    **Plat Page:** 24    **Block:** 1    **Lot:** 8

**Additional Information**

**General Information**

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

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	14X16	224

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

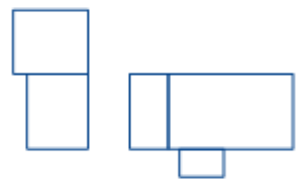
**Deed Acres:** 0    **Calculated Acres:** .65    **Total Land Units:** 0.65

Land Code	Soil Class	Units
01 - RES		0.65

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 1215  
**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:** 1967  
**Plumbing Fixtures:** 5  
**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	1,215
BMF - BASEMENT FINISHED	594
OPF - OPEN PORCH FINISHED	160
CPF - CARPORT FINISHED	378
BMU - BASEMENT UNFINISHED	621

**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>
11/12/1992	\$0	911C	72		-	-
4/21/1989	\$0	667C	91		-	-
4/2/1987	\$0	549C	260		-	-
9/15/1966	\$0	281A	84		-	-