

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

Jan 1 Owner  
 LETT FRANK & SARAH  
 2045 CANTERBURY RD  
 KINGSPORT TN 37660

Current Owner

**CANTERBURY RD 2045**  
 Ctrl Map: 060B    Group: C    Parcel: 008.10    Pl:    SI: 000

**Value Information**

Land Market Value: \$30,400  
 Improvement Value: \$499,200  
 Total Market Appraisal: \$529,600  
 Assessment Percentage: 25%  
 Assessment: \$132,400

**Subdivision Data**

Subdivision: RIDGEFIELDS SUB  
 Plat Book: 7    Plat Page: 50    Block: 23    Lot: 9

**Additional Information**

**General Information**

Class: 00 - Residential    City: KINGSPORT  
 City #: 380    Special Service District 2: 000  
 Special Service District 1: 000    Neighborhood: K01  
 District: 12    Number of Mobile Homes: 0  
 Number of Buildings: 1    Utilities - Electricity: 01 - PUBLIC  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC    Zoning: A60  
 Utilities - Gas/Gas Type: 03 - PRIVATE - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 0.5
Land Code	Soil Class	Units
01 - RES		0.50

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 05 - SIDING ABOVE AVG  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1+ - AVERAGE +  
 Square Feet of Living Area: 2736  
 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:**

2.00

**Actual Year Built:**

2017

**Plumbing Fixtures:**

11

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

09 - HARDWOOD/PARQUE

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,224
GRF - GARAGE FINISHED	552
OPF - OPEN PORCH FINISHED	160
OPF - OPEN PORCH FINISHED	144
USF - UPPER STORY FINISHED	1,512

**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>
11/30/2016	\$50,000	3224	1209	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/13/2005	\$67,000	2264C	363	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
8/24/1993	\$60,000	936C	95	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED