

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 THAYER RYAN MATTHEW &
 AMANDA OWENS
 2013 CANTERBURY RD
 KINGSPORT TN 37660

Current Owner

CANTERBURY RD 2013
 Ctrl Map: 060B Group: C Parcel: 014.00 Pl: SI: 000

Value Information

Land Market Value: \$28,700
Improvement Value: \$460,200
Total Market Appraisal: \$488,900
Assessment Percentage: 25%
Assessment: \$122,225

Subdivision Data

Subdivision: RIDGEFIELDS SUB
Plat Book: 7 **Plat Page:** 50 **Block:** 23 **Lot:** 4

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:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
 GAS

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

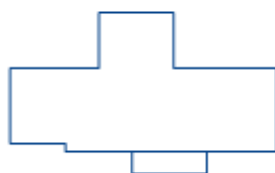
Land Information

Deed Acres: 0	Calculated Acres: .57	Total Land Units: 0.57
Land Code	Soil Class	Units
01 - RES		0.57

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: 3360
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: 1.00
Actual Year Built: 1963
Plumbing Fixtures: 14
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	3,360
OPF - OPEN PORCH FINISHED	216

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X26	624
1	WDK - WOOD DECK	10X12	120
1	PFO - OPEN PORCH FINISHED	13X16	208
1	POL - SWIMMING POOL	14X28	392

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/12/2021	\$460,000	3460	1622	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/22/2021	\$0	3441	1829		QC - QUITCLAIM DEED	-
3/26/2020	\$0	3424	1852		QC - QUITCLAIM DEED	-
3/7/2020	\$300,000	3375	1688	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/21/2014	\$285,000	3112	1023	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/21/2001	\$238,000	1621C	633	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/11/1995	\$0	1040C	520		-	-
10/2/1989	\$0	697C	340		-	-