

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

Jan 1 Owner  
 COOKENOUR MICHAEL L &  
 JIM M  
 1773 COOKS VALLEY RD  
 KINGSPORT TN 37664

Current Owner

**MORNINGSIDE CIR 1260**  
 Ctrl Map: 061C    Group: A    Parcel: 016.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,800  
**Improvement Value:** \$119,700  
**Total Market Appraisal:** \$140,500  
**Assessment Percentage:** 25%  
**Assessment:** \$35,125

**Subdivision Data**

**Subdivision:**  
 BAYS VIEW SUB  
**Plat Book:** 2    **Plat Page:** 103A    **Block:** 83    **Lot:** 7

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	8X13	104

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .21    **Total Land Units:** 0.21

Land Code	Soil Class	Units
01 - RES		0.21

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1019  
**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:**  
 1943  
**Plumbing Fixtures:**  
 3  
**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	1,019
OPF - OPEN PORCH FINISHED	26
BMU - BASEMENT UNFINISHED	304

**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>
11/2/2004	\$58,000	2182C	521	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/29/1996	\$58,500	1132C	581	I - IMPROVED	WD - WARRANTY DEED	R - PERSONAL PROPERTY
6/20/1995	\$51,500	1068C	355	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/19/1989	\$42,700	703C	780	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED