

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 TRUSHINE IV LLC
 1550 HIGHWAY 126
 BRISTOL TN 37620

Current Owner

FORT HENRY DR 2227

Ctrl Map: 061E Group: H Parcel: 011.00 Pl: SI: 000

Value Information

Land Market Value: \$364,800
Improvement Value: \$751,100
Total Market Appraisal: \$1,115,900
Assessment Percentage: 40%
Assessment: \$446,360

Additional Information

TRUSHINE CARWASH

General Information

Class: 08 - Commercial
City #: 380
Special Service District 1: 000
District: 11
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City: KINGSPORT
Special Service District 2: 000
Neighborhood: K20
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 1.6 **Calculated Acres:** 1.44 **Total Land Units:** 1.44

Land Code	Soil Class	Units
10 - COM		1.44

Commercial Building #: 1

Improvement Type:

422 - CARWASH

Quality:

1 - AVERAGE

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

04 - WOODFRAME/TRUSS

Cabinet/Millwork:

00 - NONE

Interior Finish:

01 - UNFINISHED

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Heat and AC:

07 - HVAC SPLIT

Building Sketch



Actual Year Built:

2021

Business Living Area:

3960

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

01 - CONCRETE FINISH

Paint/Decor:

00 - NONE

Electrical:

03 - AVERAGE

Structural Frame:

02 - MASONRY PIL/STL

Plumbing Fixtures:

0

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
422 - CARWASH	3,960	07 - CONCRETE BLOCK

Commercial Features

Type	Units
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Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	18,600
1	LGT - LIGHTS	4 LIGHTS	1
1	LGT - LIGHTS	2 LIGHTS	1
1	CPY - CANOPY	5X7	35
1	CNC - CONCRETE PAVING	IRR	2,325

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/21/2020	\$0	3409	403		QC - QUITCLAIM DEED	-
10/21/2020	\$1,125,000	3409	398	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
1/29/1999	\$650,000	1389C	746	I - IMPROVED	WD - WARRANTY DEED	L - LIMITED
12/15/1965	\$0	0255A	00303		-	-