

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

Jan 1 Owner  
 COMBS CHRISTOPHER LEE  
 1609 E SEVIER AVE  
 KINGSPORT TN 37664

Current Owner

**SEVIER AVE E 1609**  
 Ctrl Map: 061F    Group: D    Parcel: 021.00    Pl:    Sl: 000

**Value Information**

**Land Market Value:** \$18,200  
**Improvement Value:** \$123,800  
**Total Market Appraisal:** \$142,000  
**Assessment Percentage:** 25%  
**Assessment:** \$35,500

**Subdivision Data**

**Subdivision:**  
 BAYS VIEW SUB  
**Plat Book:** 2    **Plat Page:** 103A    **Block:** 183    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**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:** K01  
**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**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .18	<b>Total Land Units:</b> 0.18
Land Code	Soil Class	Units
01 - RES		0.18

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1161  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1941  
**Plumbing Fixtures:**  
 6  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,161
OPF - OPEN PORCH FINISHED	14
SPU - SCREEN PORCH UNFINISHED	204

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	16X24	384
1	CPY - CANOPY	12X6	72
1	PTO - PATIO	12X6	72

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/13/2025	\$0	3663	1982		QC - QUITCLAIM DEED	-
6/23/2025	\$0	3663	1847		HR - AFFIDAVIT OF HEIRSHIP	-
9/2/2021	\$0	3467	748		HR - AFFIDAVIT OF HEIRSHIP	-
11/3/1961	\$0	0215A	00556		-	-