

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

Jan 1 Owner  
 RHOTEN MERCEDES DANIELLE &  
 JAMES ALEXANDER THURSTON  
 2224 CYPRESS ST  
 KINGSPORT TN 37664

Current Owner

**CYPRESS ST 2224**  
 Ctrl Map: 061L    Group: F    Parcel: 009.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,700  
**Improvement Value:** \$205,800  
**Total Market Appraisal:** \$233,500  
**Assessment Percentage:** 25%  
**Assessment:** \$58,375

**Subdivision Data**

**Subdivision:** WOODLAWN ADD  
**Plat Book:** 2    **Plat Page:** 195A    **Block:** 3    **Lot:** 5&6

**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> .38	<b>Total Land Units:</b> 0.38
Land Code	Soil Class	Units
01 - RES		0.38

**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:** 1540  
**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:** 1950  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,283
BMU - BASEMENT UNFINISHED	1,283
ATF - ATTIC FINISHED	1,283

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	IRR	158
1	WDK - WOOD DECK	12X24	288
1	PTO - PATIO	18X24	432
1	GUD - DETACHED GARAGE UNFINISHED	22X26	572
1	POL - SWIMMING POOL	16X32	512

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/12/2017	\$120,000	3251	2200	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/2/2017	\$0	3243	2126		QC - QUITCLAIM DEED	-
3/5/2008	\$0	2640C	647		-	-
4/30/1987	\$0	556C	313		-	-
11/12/1968	\$0	316A	204		-	-
2/26/1965	\$0	257A	437		-	-