

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

Jan 1 Owner  
 TENNESSEE ELECTRIC CO INC  
 1025 KONNAROCK RD  
 KINGSPORT TN 37664

Current Owner

**KONNAROCK RD 1025**  
 Ctrl Map: 061M    Group: A    Parcel: 005.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$177,500  
 Improvement Value: \$1,739,100  
 Total Market Appraisal: \$1,916,600  
 Assessment Percentage: 40%  
 Assessment: \$766,640

**Subdivision Data**

Subdivision: SECURITIES CO IND SITES  
 Plat Book: 54    Plat Page: 180    Block:    Lot: 1

**Additional Information**

TEC INDUSTRIAL  
**General Information**  
 Class: 08 - Commercial  
 City #: 380  
 Special Service District 1: 000  
 District: 11  
 Number of Buildings: 3  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City: KINGSPORT  
 Special Service District 2: 000  
 Neighborhood: K40  
 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: 2.74	Calculated Acres: 0	Total Land Units: 2.74
Land Code	Soil Class	Units
10 - COM		2.74

**Commercial Building #: 1**

**Improvement Type:**  
 30 - OFFICE  
**Quality:**  
 1+ - AVERAGE +  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 06 - STEEL TRUSS/PURLINS  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 04 - FLOOR-1/2 WALL  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**  
 2015  
**Business Living Area:**  
 8860  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 11 - BUILT-UP/METAL GYPSUM  
**Floor Finish:**  
 12 - CARPET  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 05 - RIGID FRAME  
**Plumbing Fixtures:**  
 16  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
30 - OFFICE	8,860	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
CAN - CANOPY	136 X 1

**Commercial Building #: 2**

**Improvement Type:**

40 - WAREHOUSE

**Quality:**

1 - AVERAGE

**Foundation:**

04 - SPECIAL FOOTING

**Roof Framing:**

06 - STEEL TRUSS/PURLINS

**Cabinet/Millwork:**

00 - NONE

**Interior Finish:**

01 - UNFINISHED

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Heat and AC:**

06 - COOLING W/ DUCTS

**Building Sketch**



**Actual Year Built:**

2003

**Business Living Area:**

7647

**Floor System:**

02 - SLAB ABOVE GRADE

**Roof Cover/Deck:**

11 - BUILT-UP/METAL GYPSUM

**Floor Finish:**

01 - CONCRETE FINISH

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

04 - ABOVE AVG

**Structural Frame:**

02 - MASONRY PIL/STL

**Plumbing Fixtures:**

4

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
40 - WAREHOUSE	7,647	15 - PREFINISHED METAL

**Commercial Features**

Type	Units
CAW - CANOPY	282 X 1
CAW - CANOPY	354 X 1

**Commercial Building #: 3**

**Improvement Type:**

47 - PREFAB

**Quality:**

1 - AVERAGE

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

02 - GABLE/HIP

**Cabinet/Millwork:**

00 - NONE

**Interior Finish:**

00 - NONE

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Heat and AC:**

00 - NONE

**Building Sketch**



**Actual Year Built:**

2017

**Business Living Area:**

9000

**Floor System:**

01 - SLAB ON GRADE

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

01 - CONCRETE FINISH

**Paint/Decor:**

00 - NONE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Plumbing Fixtures:**

0

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
47 - PREFAB	9,000	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
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**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	85,036
1	ASP - ASPHALT PAVING	IRR	9,223
1	SLB - SLAB	4X5	20
1	SLB - SLAB	9X12	108
2	CNC - CONCRETE PAVING	IRR	8,162

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/18/2025	\$2,100,000	3680	626	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/19/2020	\$320,000	3414	548	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
9/22/2014	\$190,000	3134	365	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
12/20/2011	\$250,000	3018	424	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/1/2000	\$781,100	1489C	290	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
10/31/1996	\$582,029	1182C	750	I - IMPROVED	WD - WARRANTY DEED	L - LIMITED