

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 COWAN RYAN T &
 ASHLEY N NIELSEN
 616 FROG LEVEL RD
 GRAY TN 37615

Current Owner

OVERLOOK RD 2523

Ctrl Map: 062A Group: A Parcel: 012.00 Pl: Sl: 000

Value Information

Land Market Value: \$17,200
Improvement Value: \$78,100
Total Market Appraisal: \$95,300
Assessment Percentage: 40%
Assessment: \$38,120

Subdivision Data

Subdivision: KINGSPORT HTS
Plat Book: A **Plat Page:** 68 **Block:** 14 **Lot:** P 8

Additional Information

General Information

Class: 08 - Commercial **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 **Zoning:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
 GAS

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	CPY - CANOPY	5X6	30
1	PTO - PATIO		180

Sale Information

Long Sale Information list on subsequent pages

Land Information

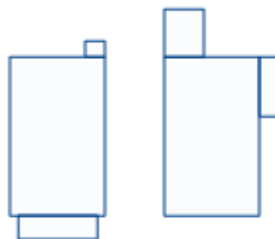
Deed Acres: 0 **Calculated Acres:** .17 **Total Land Units:** 0.17

Land Code	Soil Class	Units
05 - MULTI FAMILY		0.17

Residential Building #: 1

Improvement Type: 02 - DUPLEX
Exterior Wall: 04 - SIDING AVERAGE
Heat and AC: 3 - RADIANT HEAT
Quality: 1 - AVERAGE -
Square Feet of Living Area: 1920
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 02 - BELOW AVG
Interior Finish: 11 - PANELING BELOW AVG
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Building Sketch



Stories: 2.00
Actual Year Built: 1945
Plumbing Fixtures: 12
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	960
USF - UPPER STORY FINISHED	960
UTF - UTILITY FINISHED	120
OPF - OPEN PORCH FINISHED	120
OPF - OPEN PORCH FINISHED	20
OPU - OPEN PORCH UNFINISHED	90

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/24/2020	\$55,000	3404	1528	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/1/2020	\$43,000	3390	1302	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/4/2005	\$0	2216C	195		-	-
4/10/1991	\$0	2206C	565		-	-
10/29/1984	\$0	422C	447		-	-
9/30/1968	\$0	315A	642		-	-