

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

Jan 1 Owner  
 DOBSON JONATHAN &  
 JEANNETTE MICHELLE  
 4423 RUSTIC WAY  
 KINGSPORT TN 37664

Current Owner

**RUSTIC WAY 4423**  
 Ctrl Map: 062F    Group: F    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,400  
**Improvement Value:** \$270,200  
**Total Market Appraisal:** \$297,600  
**Assessment Percentage:** 25%  
**Assessment:** \$74,400

**Subdivision Data**

**Subdivision:** HICKORY HILLS SUB  
**Plat Book:** 7    **Plat Page:** 3    **Block:** C    **Lot:** 7

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 07    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

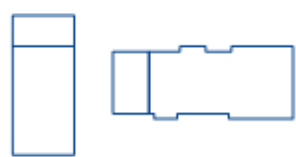
**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .36	<b>Total Land Units:</b> 0.36
Land Code	Soil Class	Units
01 - RES		0.36

**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:** 2488  
**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:** 1.00  
**Actual Year Built:** 1968  
**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	1,480
BSF - BASE SEMI FINISHED	1,008
CPF - CARPORT FINISHED	336
BMU - BASEMENT UNFINISHED	288

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	4X7	28
1	WDK - WOOD DECK	4X9	36
1	PTO - PATIO	7X12	84
1	PTO - PATIO	10X27	270

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/10/2024	\$256,500	3621	2162	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/30/2007	\$136,000	2533C	384	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/25/2003	\$115,300	1982C	606	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/24/1994	\$77,500	983C	620	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/23/1970	\$0	293C	814		-	-