

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

Jan 1 Owner  
 HORIZON PROPERTIES GROUP GP  
 3312 WAYFIELD DR  
 JOHNSON CITY TN 37601

Current Owner

**FRYLEE CT 3476**

Ctrl Map: 062G    Group: H    Parcel: 022.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$17,100  
**Improvement Value:** \$291,900  
**Total Market Appraisal:** \$309,000  
**Assessment Percentage:** 25%  
**Assessment:** \$77,250

**Subdivision Data**

**Subdivision:** FRYLEE CT  
**Plat Book:** 58    **Plat Page:** 327    **Block:**    **Lot:** 22

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 11    **Number of Mobile Homes:**  
**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
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**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/11/2023	\$800,000	3552	773	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/5/2021	\$0	3473	559	-	-	-

**Land Information**

<b>Deed Acres:</b> 0.11	<b>Calculated Acres:</b>	<b>Total Land Units:</b> 0.11
Land Code	Soil Class	Units
01 - RES		0.11

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1426  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
**Shape:**  
 03 - U-SHAPED

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 2024  
**Plumbing Fixtures:**  
 7  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**

**Building Areas**

Areas	Square Feet
BAS - BASE	1,426
GRF - GARAGE FINISHED	308
OPF - OPEN PORCH FINISHED	80
OPF - OPEN PORCH FINISHED	108