

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 3468

Ctrl Map: 062G Group: H Parcel: 024.00 Pl: SI: 000

Value Information

Land Market Value: \$17,100
 Improvement Value: \$265,100
 Total Market Appraisal: \$282,200
 Assessment Percentage: 25%
 Assessment: \$70,550

Subdivision Data

Subdivision: FRYLEE CT
 Plat Book: 58 Plat Page: 327 Block: Lot: 24

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:
 Utilities - Electricity: 01 - PUBLIC
 Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO		65

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

Deed Acres: 0.11 Calculated Acres: Total Land Units: 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: 1239
 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: 6
 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	1,239
GRF - GARAGE FINISHED	441
OPF - OPEN PORCH FINISHED	54