

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

Jan 1 Owner  
 DPKY DEVELOPMENT  
 COMPANY LLC  
 5583 BOBBY HICKS HWY SUITE 111  
 JOHNSON CITY TN 37615

Current Owner

**MEMORIAL BLVD 2450**  
 Ctrl Map: 062H    Group: A    Parcel: 005.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$358,200  
**Improvement Value:** \$1,286,800  
**Total Market Appraisal:** \$1,645,000  
**Assessment Percentage:** 40%  
**Assessment:** \$658,000

**Subdivision Data**

**Subdivision:**  
 CIRCLE SUB  
**Plat Book:** 6    **Plat Page:** 87    **Block:** 240    **Lot:** 1-9

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**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:** K20  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

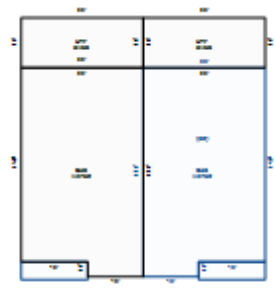
Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 2.77	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 2.77
Land Code	Soil Class	Units
10 - COM		2.77

**Commercial Building #: 1**

**Improvement Type:**  
 201 - STRIP MALL  
**Quality:**  
 1 - AVERAGE  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 05 - FLOOR & WALL  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 07 - HVAC SPLIT  
**Building Sketch**



**Actual Year Built:**

1983  
**Business Living Area:**  
 25520  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 10 - BUILT-UP COMPOSITION  
**Floor Finish:**  
 04 - ASPHALT TILE  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
 12  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
20 - STORE	12,760	07 - CONCRETE BLOCK
24 - REC/BOWLING	12,760	07 - CONCRETE BLOCK

**Commercial Features**

Type	Units
UTF - UTILITY FINISHED	3168 X 1
OPF - OPEN PORCH FINISHED	624 X 1
OPF - OPEN PORCH FINISHED	624 X 1
SPR - SPRINKLER SYSTEM	25520 X 1
UTF - UTILITY FINISHED	3168 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING		77,100
1	CNC - CONCRETE PAVING	50X30	1,500
1	CNC - CONCRETE PAVING	50X30	1,500
1	CNC - CONCRETE PAVING	10X30	300

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/13/2017	\$1,075,000	3262	1912	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/25/2016	\$0	3197	351		-	-
1/20/2006	\$750,000	2355C	723	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/8/2003	\$1,351,007	2022C	446	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/5/1988	\$0	631C	431		-	-