

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

Jan 1 Owner  
 MCDONALDS REAL ESTATE COMPANY  
 245 N MAIN ST STE 4  
 CLINTON TN 37716

Current Owner

**FORT HENRY DR 2330**

Ctrl Map: 062I    Group: J    Parcel: 003.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$301,800  
**Improvement Value:** \$1,226,900  
**Total Market Appraisal:** \$1,528,700  
**Assessment Percentage:** 40%  
**Assessment:** \$611,480

**Subdivision Data**

**Subdivision:**  
 LITZ MANOR ADD REPLAT  
**Plat Book:** 58    **Plat Page:** 28B    **Block:**    **Lot:** 23R

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K20  
**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

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.76    **Calculated Acres:** .77    **Total Land Units:** 0.77

Land Code	Soil Class	Units
10 - COM		0.77

**Commercial Building #: 1**

**Improvement Type:**  
 26 - FAST FOOD  
**Quality:**  
 2 - ABOVE AVERAGE  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**

2022

**Business Living Area:**

4372

**Floor System:**

01 - SLAB ON GRADE

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

14 - HARD TILE

**Paint/Decor:**

04 - ABOVE AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Plumbing Fixtures:**

8

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
26 - FAST FOOD	4,372	05 - SIDING ABOVE AVG

**Commercial Features**

Type	Units
CAN - CANOPY	36 X 1
CAN - CANOPY	36 X 1
CAN - CANOPY	36 X 1
CAN - CANOPY	355 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	CNC - CONCRETE PAVING	IRR	424
1	LGT - LIGHTS	1-LIGHT	1
1	ASP - ASPHALT PAVING	IRR	14,400

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/13/2022	\$0	3514	955		QC - QUITCLAIM DEED	-
8/29/1983	\$0	367C	333		-	-
1/1/1983	\$300,000	367C	333	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/27/1956	\$0	170A	149		-	-