

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

Jan 1 Owner  
 LAWSON BENJAMIN CODY &  
 REBECCA DENISE VARNEY  
 2416 NATHAN ST  
 KINGSPORT TN 37664

Current Owner

**NATHAN ST 2416**  
 Ctrl Map: 062I    Group: L    Parcel: 003.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$18,500  
**Improvement Value:** \$177,500  
**Total Market Appraisal:** \$196,000  
**Assessment Percentage:** 25%  
**Assessment:** \$49,000

**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:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	6X18	108

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

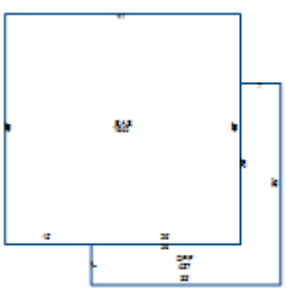
<b>Deed Acres:</b> 0.26	<b>Calculated Acres:</b> .27	<b>Total Land Units:</b> 0.27
Land Code	Soil Class	Units
01 - RES		0.27

**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:**  
 1640  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 08 - PLASTERED DIRECT  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 00 - SQUARE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1943  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,640
OPF - OPEN PORCH FINISHED	427

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
9/9/2022	\$235,000	3526	1263	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
12/23/2020	\$169,900	3420	2415	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/25/2019	\$40,000	3359	2150	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/4/2019	\$0	3321	1504		HR - AFFIDAVIT OF HEIRSHIP	-
5/15/2003	\$0	2741C	47		-	-
10/20/1999	\$62,000	1471C	791	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/28/1999	\$67,500	1430C	382	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
11/20/1992	\$0	876C	749		-	-