

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

Jan 1 Owner  
 MCCLAIN RICKY JOE &  
 ANITA HARTGROVE MCCLAIN  
 524 PETTYJOHN RD  
 KINGSPORT TN 37664

Current Owner

**PETTYJOHN RD 524**

Ctrl Map: 063    Group:    Parcel: 008.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$65,400  
**Improvement Value:** \$236,200  
**Total Market Appraisal:** \$301,600  
**Assessment Percentage:** 25%  
**Assessment:** \$75,400

**Subdivision Data**

**Subdivision:**  
 LOT 1 MCCLAIN PROPERTY

**Plat Book:** 59    **Plat Page:** 239    **Block:**    **Lot:** 1

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K03  
**District:** 07    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 12 - NONE / NONE    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 3.93    **Calculated Acres:** 0    **Total Land Units:** 3.93

Land Code	Soil Class	Units
04 - IMP SITE		3.93

**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:**  
 1392  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1992  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,200
BMU - BASEMENT UNFINISHED	1,200
OPU - OPEN PORCH UNFINISHED	224
OPU - OPEN PORCH UNFINISHED	240
ATF - ATTIC FINISHED	960

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	WDK - WOOD DECK	4X57	228
1	WDK - WOOD DECK	5X22	110
1	WDK - WOOD DECK	12X20	240
1	WDK - WOOD DECK	4X57	228
1	OSH - OPEN SHED	12X12	144

**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>
5/14/2024	\$0	3605	2193		QC - QUITCLAIM DEED	-
11/14/2022	\$0	3536	1863		QC - QUITCLAIM DEED	-
2/11/1992	\$0	822C	770		-	-
4/28/1981	\$0	283C	527		-	-
1/1/1981	\$36,500	283C	527	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED