

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

Jan 1 Owner  
 MCCARTHY MELISSA LYNN SWANSON  
 367 CEDAR BRANCH RD  
 KINGSPORT TN 37664

Current Owner

**CEDAR BRANCH RD 367**  
 Ctrl Map: 063    Group:    Parcel: 053.75    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$75,800  
**Improvement Value:** \$352,600  
**Total Market Appraisal:** \$428,400  
**Assessment Percentage:** 25%  
**Assessment:** \$107,100

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 07  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 7.78    **Calculated Acres:** 0    **Total Land Units:** 7.78

Land Code	Soil Class	Units
04 - IMP SITE		7.78

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2967  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1973  
**Plumbing Fixtures:**  
 11  
**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	1,735
USF - UPPER STORY FINISHED	1,232
BMF - BASEMENT FINISHED	1,362
OPF - OPEN PORCH FINISHED	125
GRF - GARAGE FINISHED	505
BMU - BASEMENT UNFINISHED	373

## Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	CUD - DETACHED CARPORT UNFINISHED	IRR	396
1	PTO - PATIO	15X14	225
1	WDK - WOOD DECK	IRR	438
1	ASH - ATTACHED SHED	11X26	286
1	PTO - PATIO	20X20	400
1	POL - SWIMMING POOL	20X40	800
1	PBN - POLE BARN	18X20	468
1	ASH - ATTACHED SHED	10X20	200
1	OSH - OPEN SHED	8X26	208
1	OSH - OPEN SHED	15X15	225

## Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/5/2018	\$500,000	3276	1242	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
12/3/2003	\$290,000	2057C	473	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
11/11/2002	\$557,500	1872C	511	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/26/1998	\$0	1341C	359		-	-
7/15/1997	\$310,000	1234C	290	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED