

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

Jan 1 Owner  
 PARSONS DONNA J  
 253 CEDAR BRANCH RD  
 KINGSPORT TN 37664

Current Owner

**CEDAR BRANCH RD 253**

Ctrl Map: 063P    Group: B    Parcel: 016.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$10,300  
**Improvement Value:** \$163,500  
**Total Market Appraisal:** \$173,800  
**Assessment Percentage:** 25%  
**Assessment:** \$43,450

**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**

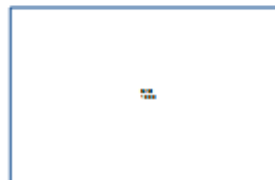
**Deed Acres:** 0.38      **Calculated Acres:** .36      **Total Land Units:** 0.36

Land Code	Soil Class	Units
01 - RES		0.36

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1066  
**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:**  
 1.00  
**Actual Year Built:**  
 1987  
**Plumbing Fixtures:**  
 3  
**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	1,066

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	6X6	36
1	WDK - WOOD DECK	IRR	200
1	UTB - UTILITY BUILDING		160

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/9/2020	\$155,000	3392	2057	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/17/2019	\$135,000	3350	1167	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/19/1993	\$41,900	888C	668	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/16/1986	\$7,000	520C	286	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/16/1986	\$7,000	520C	286	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED