

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FRIENDS IN SOUTH HOLSTON LLC
 266 WATERSIDE PVT DR
 KINGSPORT TN 37663

Current Owner

SAND BAR RD 290

Ctrl Map: 069 Group: Parcel: 140.00 Pl: SI: 000

Value Information

Land Market Value: \$90,200
Improvement Value: \$145,500
Total Market Appraisal: \$235,700
Assessment Percentage: 25%
Assessment: \$58,925

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 01
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: Z02
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: AR

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 **Calculated Acres:** 3 **Total Land Units:** 3

Land Code	Soil Class	Units
02 - RES WAT		3.00

Residential Building #: 1

Improvement Type:
 51 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 988
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 02 - BELOW AVG
Interior Finish:
 04 - WOOD WALLS
Bath Tiles:
 00 - NONE
Shape:
 00 - SQUARE

Stories:
 1.00
Actual Year Built:
 1933
Plumbing Fixtures:
 3
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
Floor Finish:
 08 - PINE/SOFT WOOD
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	748
BSF - BASE SEMI FINISHED	105
OPF - OPEN PORCH FINISHED	91
OPU - OPEN PORCH UNFINISHED	308
ATF - ATTIC FINISHED	676

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PBN - POLE BARN	24X24	576
1	SHD - SHED	14X24	336
1	SHD - SHED	16X34	544

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/8/2023	\$2,090,000	3573	1383	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
6/27/2023	\$0	3563	2088		HR - AFFIDAVIT OF HEIRSHIP	-
3/14/2018	\$0	3280	1035		QC - QUITCLAIM DEED	-
11/30/2017	\$0	3268	1081		QC - QUITCLAIM DEED	-
5/5/1994	\$4,000	349	557	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
10/19/1988	\$0	317	684		-	-
7/28/1936	\$0	00065	00293		-	-