

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

Jan 1 Owner  
 HICKS JEFFERY & KELLIE  
 2808 RESERVOIR RD  
 KINGSPORT TN 37660

Current Owner

**RESERVOIR RD 2808**

Ctrl Map: 075    Group:    Parcel: 020.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$74,300  
**Improvement Value:** \$294,800  
**Total Market Appraisal:** \$369,100  
**Assessment Percentage:** 25%  
**Assessment:** \$92,275

**Subdivision Data**

**Subdivision:** JEFFERY & KELLIE HICKS PROPERTY  
**Plat Book:** 56    **Plat Page:** 541    **Block:**    **Lot:**

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

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

**Outbuildings & Yard Items**

| Building # | Type            | Description | Area/Units |
|------------|-----------------|-------------|------------|
| 1          | WDK - WOOD DECK |             | 320        |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

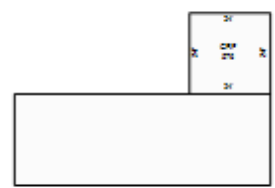
**Deed Acres:** 0    **Calculated Acres:** 10    **Total Land Units:** 10

| Land Code     | Soil Class | Units |
|---------------|------------|-------|
| 04 - IMP SITE |            | 10.00 |

**Residential Building #: 1**

**Improvement Type:** 50 - MANUFACTURED  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - - AVERAGE -  
**Square Feet of Living Area:** 2052  
**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:** 2019  
**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            | 2,052       |
| GRF - GARAGE FINISHED | 576         |

**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> |
|------------------|--------------|-------------|-------------|------------------------|------------------------|----------------------|
| 8/3/2018         | \$70,000     | 3299        | 1927        | I - IMPROVED           | WD - WARRANTY DEED     | P - MULTIPLE PARCELS |
| 10/14/2013       | \$0          | 3098        | 1713        |                        | -                      | -                    |
| 5/4/2007         | \$0          | 2535C       | 481         |                        | -                      | -                    |
| 3/4/1986         | \$0          | WB38        | 1           |                        | -                      | -                    |
| 7/25/1929        | \$0          | 0010A       | 00143       |                        | -                      | -                    |