

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 WINSTEAD B W L/E &
 DEBORAH M RAY TRUSTEE R/M
 459 HOOD RD W
 KINGSPORT TN 37660

Current Owner

HOOD RD W 459

Ctrl Map: 075 Group: Parcel: 035.00 Pl: SI: 000

Value Information

Land Market Value: \$18,300
Improvement Value: \$236,500
Total Market Appraisal: \$254,800
Assessment Percentage: 25%
Assessment: \$63,700

Additional Information

WINSTEAD FAMILY IRREV TRUST

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 13
Number of Buildings: 1
Utilities - Water/Sewer: 11 - INDIVIDUAL / 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

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/4/2025	\$0	3653	2984		QC - QUITCLAIM DEED	-
5/6/1975	\$0	0052C	00023		-	-

Land Information

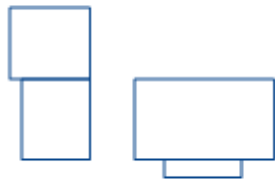
Deed Acres: 4 **Calculated Acres:** 2.9 **Total Land Units:** 2.9

Land Code	Soil Class	Units
04 - IMP SITE		2.90

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1269
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:

1977

Plumbing Fixtures:

8

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	1,269
BMF - BASEMENT FINISHED	621
OPF - OPEN PORCH FINISHED	156
BMU - BASEMENT UNFINISHED	648

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	9X16	144
1	PTO - PATIO	9X36	324
1	PBN - POLE BARN	24X24	576