

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 VAUGHAN LARRY E
 2304 RESERVOIR RD
 KINGSPORT TN 37660

Current Owner

RESERVOIR RD 2304

Ctrl Map: 075L Group: B Parcel: 030.00 Pl: SI: 000

Value Information

Land Market Value: \$23,000
Improvement Value: \$132,200
Total Market Appraisal: \$155,200
Assessment Percentage: 25%
Assessment: \$38,800

Subdivision Data

Subdivision: TREELAND DEV
Plat Book: 2 **Plat Page:** 45 **Block:** A **Lot:** P 1

Additional Information

General Information

Class: 00 - Residential **City:**
City #: **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K03
District: 13 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:** R-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	220
1	UTB - UTILITY BUILDING	9X9	81

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 1.2 **Total Land Units:** 1.2

Land Code	Soil Class	Units
01 - RES		1.20

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1272
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 02 - BELOW AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Building Sketch



Stories:

2.00
Actual Year Built:
 1945

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	1,080
OPF - OPEN PORCH FINISHED	240
BMU - BASEMENT UNFINISHED	960
OPU - OPEN PORCH UNFINISHED	512
ATF - ATTIC FINISHED	960

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/24/2021	\$0	3477	1710		QC - QUITCLAIM DEED	-
5/26/2005	\$0	2565C	82		QC - QUITCLAIM DEED	-
2/3/1998	\$61,500	1276C	284	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/2/1989	\$32,025	674C	638	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/8/1989	\$0	671C	535		-	-
3/7/1989	\$0	663C	77		-	-