

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

Jan 1 Owner  
 WAUGH ENTERPRISES INC  
 %TRI CITIES RESTAURANT GROUP LLC  
 PO BOX 6017  
 JOHNSON CITY TN 37602

Current Owner

**ENTERPRISE PL 1990**  
 Ctrl Map: 076    Group:    Parcel: 003.20    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$248,400  
**Improvement Value:** \$542,100  
**Total Market Appraisal:** \$790,500  
**Assessment Percentage:** 40%  
**Assessment:** \$316,200

**Subdivision Data**

**Subdivision:**  
 L T CHILDRESS ESTATE RESUB  
**Plat Book:** 50    **Plat Page:** 172    **Block:**    **Lot:** 2

**Additional Information**

WENDYS  
**General Information**  
**Class:** 08 - Commercial  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K20  
**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**

| <b>Deed Acres:</b> 1.05 | <b>Calculated Acres:</b> 0 | <b>Total Land Units:</b> 1.05 |
|-------------------------|----------------------------|-------------------------------|
| Land Code               | Soil Class                 | Units                         |
| 11 - COM RURAL          |                            | 1.05                          |

**Commercial Building #: 1**

**Improvement Type:**  
 26 - FAST FOOD  
**Quality:**  
 1+ - AVERAGE +  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 04 - WOODFRAME/TRUSS  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 05 - FLOOR & WALL  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**  
 2004  
**Business Living Area:**  
 2877  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 11 - BUILT-UP/METAL GYPSUM  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE  
**Plumbing Fixtures:**  
 8  
**Interior/Exterior Areas**

| Type           | Square Feet | Exterior Wall   |
|----------------|-------------|-----------------|
| 26 - FAST FOOD | 2,877       | 12 - BRICK/WOOD |

**Commercial Features**

| Type                      | Units  |
|---------------------------|--------|
| OPF - OPEN PORCH FINISHED | 54 X 1 |

**Outbuildings & Yard Items**

| Building # | Type                   | Description | Area/Units |
|------------|------------------------|-------------|------------|
| 1          | ASP - ASPHALT PAVING   | IRR         | 18,760     |
| 1          | CNC - CONCRETE PAVING  | 10X40       | 400        |
| 1          | SLB - SLAB             | 20X30       | 600        |
| 1          | SLB - SLAB             | 10X20       | 200        |
| 1          | SLB - SLAB             | 10X20       | 200        |
| 1          | SIM - SITE IMPROVEMENT | 6X12        | 1          |

**Sale Information**

| Sale Date  | Price       | Book  | Page | Vacant/Improved | Type Instrument    | Qualification               |
|------------|-------------|-------|------|-----------------|--------------------|-----------------------------|
| 3/31/2020  | \$1,547,826 | 3376  | 502  | I - IMPROVED    | WD - WARRANTY DEED | H - BUSINESS/CORPORATE SALE |
| 7/18/2019  | \$750,000   | 3341  | 2280 | I - IMPROVED    | WD - WARRANTY DEED | H - BUSINESS/CORPORATE SALE |
| 6/5/2008   | \$820,000   | 2676C | 553  | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED                |
| 12/16/2004 | \$810,000   | 2198C | 155  | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED                |
| 12/2/2003  | \$350,000   | 2047C | 731  | V - VACANT      | WD - WARRANTY DEED | A - ACCEPTED                |