

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 SPIRIT MASTER FUNDING VII LLC
 C/O CAPSTONE RESTAURANT GROUP
 7490 CLUBHOUSE RD STE 200
 BOULDER CO 80301

Current Owner

S JOHN B DENNIS HWY 1401
 Ctrl Map: 076 Group: Parcel: 003.30 Pl: SI: 000

Value Information

Land Market Value: \$251,800
Improvement Value: \$590,400
Total Market Appraisal: \$842,200
Assessment Percentage: 40%
Assessment: \$336,880

Subdivision Data

Subdivision: S KINGSPORT DEVELOPMENT E
Plat Book: 35 **Plat Page:** 27 **Block:** **Lot:** 1

Additional Information

General Information

Class: 08 - Commercial **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K20
District: 13 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC **Zoning:** R-1
Utilities - Gas/Gas Type: 03 - PRIVATE - NATURAL GAS

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

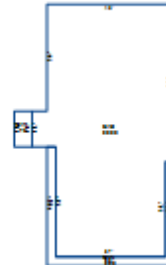
Land Information

Deed Acres: 1.07 **Calculated Acres:** 0 **Total Land Units:** 1.07

Land Code	Soil Class	Units
11 - COM RURAL		1.07

Commercial Building #: 1

Improvement Type: 26 - FAST FOOD
Quality: 1+ - AVERAGE +
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 13 - PANELING CUSTOM
Bath Tiles: 05 - FLOOR & WALL
Shape: 01 - RECTANGLE
Heat and AC: 08 - HVAC PKG
Building Sketch



Actual Year Built: 1992
Business Living Area: 3508
Floor System: 01 - SLAB ON GRADE
Roof Cover/Deck: 10 - BUILT-UP COMPOSITION
Floor Finish: 14 - HARD TILE
Paint/Decor: 03 - AVERAGE
Electrical: 03 - AVERAGE
Structural Frame: 00 - NONE
Plumbing Fixtures: 8
Interior/Exterior Areas

Type	Square Feet	Exterior Wall
26 - FAST FOOD	3,508	05 - SIDING ABOVE AVG

Commercial Features

Type	Units
CAN - CANOPY	72 X 1
CAN - CANOPY	336 X 1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	12X13	156
1	ASP - ASPHALT PAVING	IRR	19,000
1	CNC - CONCRETE PAVING	IRR	6,400
1	SIM - SITE IMPROVEMENT	12X12	1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/11/2013	\$1,300,000	3106	1070	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
12/21/2012	\$1,250,360	3062	1362	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/13/2012	\$1,037,869	3030	1708	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
2/25/2005	\$880,938	2232C	169	I - IMPROVED	WD - WARRANTY DEED	L - LIMITED