

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

Jan 1 Owner  
 GIP KINGSPORT LLC  
 % GOVT INVESTMENT PTNRS  
 21805 W FIELD PKWY STE 210  
 DEER PARK IL 60010

Current Owner

**WILCOX DR S 2401**  
 Ctrl Map: 076    Group:    Parcel: 006.10    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$423,600  
**Improvement Value:** \$2,670,700  
**Total Market Appraisal:** \$3,094,300  
**Assessment Percentage:** 40%  
**Assessment:** \$1,237,720

**Subdivision Data**

**Subdivision:**  
 SOUTHGATE SHOPPING CNR REV  
**Plat Book:** 50    **Plat Page:** 142    **Block:**    **Lot:** 7

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**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:**

**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> 2.43	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 2.43
Land Code	Soil Class	Units
10 - COM		2.43

**Commercial Building #: 1**

**Improvement Type:**  
 30 - OFFICE  
**Quality:**  
 2- - ABOVE AVERAGE -  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 01 - FLOOR ONLY  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**  
 1999  
**Business Living Area:**  
 23040  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 11 - BUILT-UP/METAL GYPSUM  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE  
**Plumbing Fixtures:**  
 24  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
30 - OFFICE	23,040	11 - COMMON BRICK

**Commercial Features**

Type	Units
OPF - OPEN PORCH FINISHED	462 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	46,400
1	CPY - CANOPY		84
1	CPY - CANOPY		96

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/4/2020	\$5,450,000	3417	2453	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
9/30/2010	\$2,360,000	2911C	303	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
4/30/2003	\$2,920,000	1930C	280	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/29/1999	\$466,800	1418C	451	V - VACANT	WD - WARRANTY DEED	L - LIMITED