

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

Jan 1 Owner  
 TELE OPTICS INC  
 1041 TIDEWATER COURT  
 KINGSPORT TN 37660

Current Owner

**TIDEWATER CT 1041**

Ctrl Map: 076    Group:    Parcel: 019.40    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$578,600  
**Improvement Value:** \$732,000  
**Total Market Appraisal:** \$1,310,600  
**Assessment Percentage:** 40%  
**Assessment:** \$524,240

**Subdivision Data**

**Subdivision:** TIDEWATER COURT  
**Plat Book:** 34    **Plat Page:** 43    **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:** 2    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	MLF - METAL FENCE	IRR	1,577
1	ASP - ASPHALT PAVING		49,062

**Sale Information**

Long Sale Information list on subsequent pages

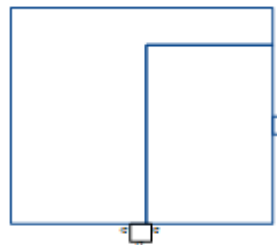
**Land Information**

**Deed Acres:** 4.06    **Calculated Acres:** 0    **Total Land Units:** 4.06

Land Code	Soil Class	Units
11 - COM RURAL		4.06

**Commercial Building #: 1**

**Improvement Type:** 40 - WAREHOUSE  
**Quality:** 1+ - AVERAGE +  
**Foundation:** 03 - SPREAD FOOTING  
**Roof Framing:** 06 - STEEL TRUSS/PURLINS  
**Cabinet/Millwork:** 00 - NONE  
**Interior Finish:** 01 - UNFINISHED  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE  
**Heat and AC:** 00 - NONE  
**Building Sketch**



**Actual Year Built:** 1985  
**Business Living Area:** 17787  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 01 - CONCRETE FINISH  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 05 - RIGID FRAME  
**Plumbing Fixtures:** 4

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
40 - WAREHOUSE	10,687	19 - PREFIN METAL CRIMPED
OFA - Office - Average	7,100	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
UTF - UTILITY FINISHED	70 X 1
OPF - OPEN PORCH FINISHED	120 X 1

**Commercial Building #: 2**

**Improvement Type:**

41 - GARAGE

**Quality:**

1 - AVERAGE

**Foundation:**

02 - CONTINUOUS FOOTING

**Roof Framing:**

06 - STEEL TRUSS/PURLINS

**Cabinet/Millwork:**

00 - NONE

**Interior Finish:**

01 - UNFINISHED

**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Heat and AC:**

01 - UNIT HEATER

**Building Sketch**



**Actual Year Built:**

1999

**Business Living Area:**

3200

**Floor System:**

01 - SLAB ON GRADE

**Roof Cover/Deck:**

00 - CORRUGATED METAL

**Floor Finish:**

01 - CONCRETE FINISH

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

02 - MASONRY PIL/STL

**Plumbing Fixtures:**

2

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
41 - GARAGE	3,200	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
------	-------

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
9/25/1990	\$183,425	746C	468	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/20/1990	\$0	746C	464		-	-
12/23/1987	\$280,000	596C	829	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/19/1985	\$0	473C	327		-	-