

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

Jan 1 Owner  
 BEECROFT THOMAS CODY &  
 CAROLYN RANKHORN  
 3805 ROCKFORD ST  
 KINGSPORT TN 37664

Current Owner

**ROCKFORD ST 3805**  
 Ctrl Map: 077A    Group: C    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$17,200  
**Improvement Value:** \$220,700  
**Total Market Appraisal:** \$237,900  
**Assessment Percentage:** 25%  
**Assessment:** \$59,475

**Subdivision Data**

**Subdivision:**  
 CITY VIEW ADD 6  
**Plat Book:** 11    **Plat Page:** 14    **Block:** 262    **Lot:** 26

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X28	280
1	STP - STOOP	5X6	30

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .51    **Total Land Units:** 0.51

Land Code	Soil Class	Units
01 - RES		0.51

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1128  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1999  
**Plumbing Fixtures:**  
 8  
**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	1,128
BMF - BASEMENT FINISHED	1,080

**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>
8/27/2021	\$0	3464	527		QC - QUITCLAIM DEED	-
4/29/2016	\$163,700	3197	2438	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/7/2014	\$159,000	3136	1697	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
6/29/2001	\$114,000	1640C	328	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2000	\$104,900	1507C	298	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED