

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

Jan 1 Owner  
 Current Owner  
 HOSFORD JOHN BRICE III &  
 MARJORIE MARIE  
 4020 COOKS INLET RD  
 KINGSPORT TN 37664

**COOKS INLET RD 4020**  
 Ctrl Map: 077B  
 Group: D  
 Parcel: 029.00  
 PI:  
 SI: 000

**Value Information**

**Land Market Value:** \$20,600  
**Improvement Value:** \$212,800  
**Total Market Appraisal:** \$233,400  
**Assessment Percentage:** 25%  
**Assessment:** \$58,350

**Subdivision Data**

**Subdivision:**  
 FORT HENRY LAKE SUB NO 2  
**Plat Book:** 5  
**Plat Page:** 45A  
**Block:** 2  
**Lot:** 29

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 07  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE  
**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	IRR	40
1	WDK - WOOD DECK	IRR	552

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

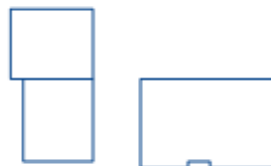
**Deed Acres:** 0  
**Calculated Acres:** .37  
**Total Land Units:** 0.37

Land Code	Soil Class	Units
01 - RES		0.37

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1790  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 05 - H-SHAPED

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1995  
**Plumbing Fixtures:**  
 6  
**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	1,218
BSF - BASE SEMI FINISHED	572
BMU - BASEMENT UNFINISHED	572

**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>
4/12/2017	\$170,000	3240	285	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/13/2012	\$147,500	3043	940	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/2/2005	\$125,500	2340C	364	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/15/2002	\$0	1837C	89		-	-
10/27/1995	\$78,000	1095C	548	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED