

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

Jan 1 Owner  
 Current Owner  
 CASE ERIC D JR &  
 BRANDIE L  
 2090 FALLING LEAF DR  
 KINGSPORT TN 37664

**FALLING LEAF DR 2090**  
 Ctrl Map: 077C    Group: D    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$22,900  
**Improvement Value:** \$662,800  
**Total Market Appraisal:** \$685,700  
**Assessment Percentage:** 25%  
**Assessment:** \$171,425

**Subdivision Data**

**Subdivision:** AUTUMN WOODS PH III  
**Plat Book:** 53    **Plat Page:** 299    **Block:**    **Lot:** 49

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 07    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 15 - NONE / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .52    **Total Land Units:** 0.52

Land Code	Soil Class	Units
01 - RES		0.52

**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:** 3988  
**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:** 2.00  
**Actual Year Built:** 2012  
**Plumbing Fixtures:** 11  
**Condition:** AV - AVERAGE  
**Floor System:** 01 - SLAB ON GRADE  
**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	2,080
USF - UPPER STORY FINISHED	1,908
OPF - OPEN PORCH FINISHED	160
OPF - OPEN PORCH FINISHED	28
GRF - GARAGE FINISHED	528

**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>
7/10/2024	\$556,900	3613	2251	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/11/2017	\$314,900	3240	1028	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/31/2013	\$295,000	3081	220	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/28/2008	\$0	2699C	318		-	-