

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 SALYER VINCENT & MARY KRISTIE
 4201 ANCHOR POINTE
 KINGSPORT TN 37664

Current Owner

ANCHOR POINTE DR 4201

Ctrl Map: 077F Group: A Parcel: 042.00 Pl: SI: 000

Value Information

Land Market Value: \$35,900
Improvement Value: \$522,300
Total Market Appraisal: \$558,200
Assessment Percentage: 25%
Assessment: \$139,550

Subdivision Data

Subdivision:
 ANCHOR POINTE REPLAT LTS 42&43
Plat Book: 59 **Plat Page:** 189 **Block:** **Lot:** 42

Additional Information

General Information

Class: 00 - Residential
City #: 380
Special Service District 1: 000
District: 07
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
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 | | 200 |

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.42 **Calculated Acres:** **Total Land Units:** 0.42

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES | | 0.42 |

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2- - ABOVE AVERAGE -
Square Feet of Living Area:
 1729
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 04 - IRR SHAPE

Building Sketch



Stories:

1.00

Actual Year Built:

2025

Plumbing Fixtures:

11

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 | 1,729 |
| BMU - BASEMENT UNFINISHED | 1,144 |
| GRF - GARAGE FINISHED | 754 |
| BMF - BASEMENT FINISHED | 585 |

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|------------------|--------------|-------------|-------------|------------------------|------------------------|-------------------------|
| 12/26/2023 | \$62,000 | 3587 | 885 | V - VACANT | WD - WARRANTY DEED | M - PHYSICAL DIFFERENCE |
| 6/8/2022 | \$180,000 | 3513 | 2488 | V - VACANT | WD - WARRANTY DEED | P - MULTIPLE PARCELS |
| 9/26/2014 | \$0 | 3135 | 56 | | - | - |
| 2/27/2014 | \$0 | 3111 | 2158 | | - | - |
| 3/22/2007 | \$0 | 2516C | 571 | | - | - |