

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 HOUNSHELL KENNETH C &
 CATHERN DELOIS CO-TRUSTEES
 1416 FALL CREEK RD
 KINGSPORT TN 37664

Current Owner

FALL CREEK RD 1416

Ctrl Map: 078 Group: Parcel: 006.50 Pl: SI: 000

Value Information

Land Market Value: \$36,000
Improvement Value: \$475,600
Total Market Appraisal: \$511,600
Assessment Percentage: 25%
Assessment: \$127,900

Additional Information

PRO-RATE 6-1-2016

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
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Sale Information

Long Sale Information list on subsequent pages

Land Information

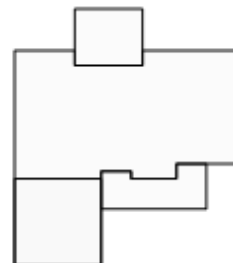
Land Code	Soil Class	Units
04 - IMP SITE		0.79

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2 - ABOVE AVERAGE
Square Feet of Living Area:
 2201
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 04 - IRR SHAPE

Stories:
 2.00
Actual Year Built:
 2016
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:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,884
OPF - OPEN PORCH FINISHED	270
OPF - OPEN PORCH FINISHED	272
GRF - GARAGE FINISHED	529
USH - UPPER STORY HIGH	529

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/19/2024	\$0	3633	2179		QC - QUITCLAIM DEED	-
8/31/2015	\$49,000	3171	2029	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
6/5/2007	\$0	2547C	516		-	-