

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

Jan 1 Owner  
 ERIC AND NICHOLE HOLDINGS LLC  
 PO BOX 418  
 BRINNON WA 98320

Current Owner

**FLAGSHIP DR 1001**  
 Ctrl Map: 078    Group:    Parcel: 078.30    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$329,500  
**Improvement Value:** \$565,900  
**Total Market Appraisal:** \$895,400  
**Assessment Percentage:** 40%  
**Assessment:** \$358,160

**Subdivision Data**

**Subdivision:** FLAGSHIP COMMERCIAL PARK  
**Plat Book:** 36    **Plat Page:** 18    **Block:**    **Lot:** 1

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K20  
**District:** 07    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** M-1  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL GAS

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

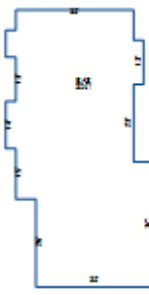
**Land Information**

**Deed Acres:** 1.02    **Calculated Acres:** 0    **Total Land Units:** 1.02

Land Code	Soil Class	Units
11 - COM RURAL		1.02

**Commercial Building #: 1**

**Improvement Type:** 26 - FAST FOOD  
**Quality:** 1 - AVERAGE  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 12 - PANELING AVERAGE  
**Bath Tiles:** 05 - FLOOR & WALL  
**Shape:** 01 - RECTANGLE  
**Heat and AC:** 07 - HVAC SPLIT  
**Building Sketch**



**Actual Year Built:** 1993  
**Business Living Area:** 3041  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 10 - BUILT-UP COMPOSITION  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE  
**Plumbing Fixtures:** 6

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
26 - FAST FOOD	3,041	11 - COMMON BRICK

**Commercial Features**

Type	Units
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**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	28,700
1	CNC - CONCRETE PAVING	IRR	1,416
1	LGT - LIGHTS	2-LIGHTS	1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/29/2024	\$0	3595	394		QC - QUITCLAIM DEED	-
4/6/2018	\$0	3283	2164		QC - QUITCLAIM DEED	-
3/15/2018	\$0	3282	261		QC - QUITCLAIM DEED	-
6/14/2016	\$1,657,000	3203	1177	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
2/28/2001	\$603,064	1595C	717	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/17/1994	\$0	1031C	565		-	-
6/22/1993	\$0	921C	394		-	-