

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

Jan 1 Owner  
 BLEDSOE MATTHEW H &  
 JESSANY P  
 1888 SHIPLEY FERRY RD  
 KINGSPORT TN 37663

Current Owner

**SHIPLEY FERRY RD 1888**  
 Ctrl Map: 078    Group:    Parcel: 082.00    Pl:    SI: 000

**Value Information**

<b>Land Market Value:</b>	\$206,000	<b>Land Use Value:</b>	\$57,200
<b>Improvement Value:</b>	\$495,600	<b>Improvement Value:</b>	\$495,600
<b>Total Market Appraisal:</b>	\$701,600	<b>Total Use Appraisal:</b>	\$552,800
		<b>Assessment Percentage:</b>	25%
		<b>Assessment:</b>	\$138,200

**Additional Information**

**General Information**

**Class:** 11 - Agricultural  
**City #:**  
**Special Service District 1:** 000  
**District:** 07  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Long Land Information list on subsequent pages

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 3327  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Stories:**  
 2.00  
**Actual Year Built:**  
 1978  
**Plumbing Fixtures:**  
 12  
**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	2,196
USF - UPPER STORY FINISHED	1,131
OPF - OPEN PORCH FINISHED	144
GRF - GARAGE FINISHED	825

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	HBN - HORSE BARN	36X60	2,160
1	PTO - PATIO	32X30	960
1	PTO - PATIO	6X8	48
1	SHD - SHED	12X22	264
1	SHD - SHED	12X12	144
1	SHD - SHED	10X12	120
1	OSH - OPEN SHED	12X30	360

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/17/2013	\$680,000	3083	781	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
12/20/2010	\$560,000	2936C	171	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/23/2002	\$592,000	1777C	333	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
5/1/1978	\$0	163C	815		-	-

**Land Information**

Land Code	Soil Class	Units
46 - ROTATION	G	5.22
54 - PASTURE	G	6.00
62 - WOODLAND 2	G	6.25
04 - IMP SITE		1.00

Deed Acres: 18.47      Calculated Acres: 0      Total Land Units: 18.47