

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

Jan 1 Owner  
 MCKEE VIRGINIA S  
 305 SPEARHEAD CIR  
 KINGSPORT TN 37664

Current Owner

**SPEARHEAD CIR 305**  
 Ctrl Map: 078A    Group: C    Parcel: 042.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$99,000  
**Improvement Value:** \$773,900  
**Total Market Appraisal:** \$872,900  
**Assessment Percentage:** 25%  
**Assessment:** \$218,225

**Subdivision Data**

**Subdivision:** WARRIOR FALLS PHASE I  
**Plat Book:** 50    **Plat Page:** 94    **Block:** B    **Lot:**

**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:** 03 - PUBLIC / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	SIM - SITE IMPROVEMENT	IRR	1
1	POL - SWIMMING POOL	18X36	648

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

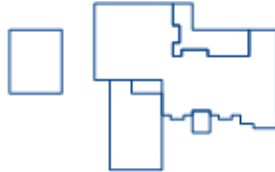
**Deed Acres:** 3.32    **Calculated Acres:** 0    **Total Land Units:** 3.32

Land Code	Soil Class	Units
01 - RES		3.32

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2 - ABOVE AVERAGE -  
**Square Feet of Living Area:** 3368  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2000  
**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:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,950
OPF - OPEN PORCH FINISHED	80
OPF - OPEN PORCH FINISHED	468
GRF - GARAGE FINISHED	900
USH - UPPER STORY HIGH	696

**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>
8/16/2024	\$0	3619	2338		QC - QUITCLAIM DEED	-
2/23/1999	\$36,000	1397C	525	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
3/26/1998	\$0	1318C	747		-	-