

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

Jan 1 Owner  
 VALENTINE CHARLES JR &  
 EEVA VALENTINE  
 632 BUTLER LN  
 BLOUNTVILLE TN 37617

Current Owner

**BUTLER LN 632**

Ctrl Map: 078C    Group: C    Parcel: 009.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,000  
**Improvement Value:** \$317,900  
**Total Market Appraisal:** \$337,900  
**Assessment Percentage:** 25%  
**Assessment:** \$84,475

**Subdivision Data**

**Subdivision:** MAGNOLIA RIDGE SUBDIVISION PH 1  
**Plat Book:** 59    **Plat Page:** 1-4    **Block:**    **Lot:** 9

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 7  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** D03  
**Number of Mobile Homes:**  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO		80

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.18    **Calculated Acres:**    **Total Land Units:** 0.18

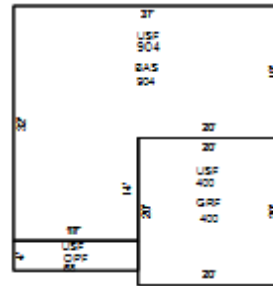
Land Code	Soil Class	Units
01 - RES		0.18

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 2276  
**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

**Stories:** 2.00  
**Actual Year Built:** 2024  
**Plumbing Fixtures:** 10  
**Condition:** AV - AVERAGE  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	904
USF - UPPER STORY FINISHED	904
USF - UPPER STORY FINISHED	400
USF - UPPER STORY FINISHED	68
GRF - GARAGE FINISHED	400
OPF - OPEN PORCH FINISHED	68

**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>
2/23/2024	\$322,280	3594	871	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/18/2023	\$2,200,000	3570	1935	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/4/2021	\$0	3459	412		-	-