

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 CLARK BRYAN THOMAS
 1117 TWELVE OAKS CT
 BLOUNTVILLE TN 37617

Current Owner

TWELVE OAKS CT 1117
 Ctrl Map: 078C Group: D Parcel: 042.00 Pl: SI: 000

Value Information

Land Market Value: \$16,800
Improvement Value: \$303,400
Total Market Appraisal: \$320,200
Assessment Percentage: 25%
Assessment: \$80,050

Subdivision Data

Subdivision: MAGNOLIA RIDGE SUBDIVISION PH 2
Plat Book: 59 **Plat Page:** 280-283 **Block:** **Lot:** 49

Additional Information

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** D03
District: 7 **Number of Mobile Homes:**
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC **Zoning:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

Outbuildings & Yard Items

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

Sale Information

Long Sale Information list on subsequent pages

Land Information

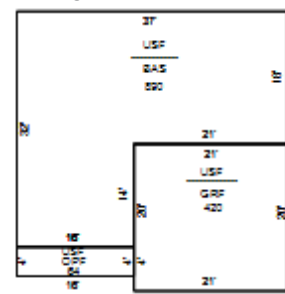
Deed Acres: 0.15 **Calculated Acres:** **Total Land Units:** 0.15

Land Code	Soil Class	Units
01 - RES		0.15

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: 2264
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 03 - U-SHAPED

Building Sketch



Stories:

2.00

Actual Year Built:

2024

Plumbing Fixtures:

9

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 Areas

Areas	Square Feet
BAS - BASE	890
USF - UPPER STORY FINISHED	890
USF - UPPER STORY FINISHED	420
GRF - GARAGE FINISHED	420
OPF - OPEN PORCH FINISHED	64
USF - UPPER STORY FINISHED	64

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/3/2024	\$319,580	3632	4	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/22/2024	\$1,200,000	3606	1938	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/4/2021	\$0	3459	412		-	-