

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 LIGHT IVAN DALE &
 SARAH E
 4197 RESERVOIR RD
 KINGSPORT TN 37660

Current Owner

RESERVOIR RD 4197
 Ctrl Map: 089 Group: Parcel: 031.00 Pl: SI: 000

Value Information

Land Market Value: \$55,100
Improvement Value: \$138,700
Total Market Appraisal: \$193,800
Assessment Percentage: 25%
Assessment: \$48,450

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 15
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: S01
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

Deed Acres: 0 **Calculated Acres:** 10.4 **Total Land Units:** 10.43

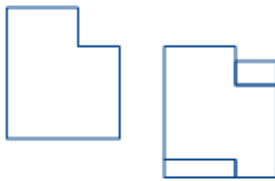
Land Code	Soil Class	Units
04 - IMP SITE		10.43

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 03 - SIDING BELOW AVG
Heat and AC:
 3 - RADIANT HEAT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1346
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 02 - BELOW AVG
Interior Finish:
 11 - PANELING BELOW AVG
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Stories:
 1.00
Actual Year Built:
 1953
Plumbing Fixtures:
 3
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
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	1,346
OPF - OPEN PORCH FINISHED	144
OPF - OPEN PORCH FINISHED	112
BMU - BASEMENT UNFINISHED	1,490

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PBN - POLE BARN	78X60	4,680
1	PTO - PATIO	5X14	70
1	SHD - SHED	12X8	96
1	GUD - DETACHED GARAGE UNFINISHED	24X30	720

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/25/2018	\$0	3298	1819		AF - AFFIDAVIT OF AFFIXATION	-
7/24/2018	\$109,000	3298	1806	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
6/8/1986	\$2,826	496C	0550	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/7/1986	\$2,826	496C	0550	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/7/1964	\$0	0240A	00134		-	-