

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

Jan 1 Owner  
 CARROLL AARON W &  
 CHRISTINE T  
 3425 BAILEY RANCH RD  
 KINGSPORT TN 37660

Current Owner

**BAILEY RANCH RD 3425**  
 Ctrl Map: 0900    Group: E    Parcel: 025.20    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$28,000  
**Improvement Value:** \$397,700  
**Total Market Appraisal:** \$425,700  
**Assessment Percentage:** 25%  
**Assessment:** \$106,425

**Subdivision Data**

**Subdivision:**  
 BAILEY RANCH SUB SEC 2  
**Plat Book:** 45    **Plat Page:** 92    **Block:** 1    **Lot:** 27

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K03  
**District:** 15    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	232
1	STP - STOOP	3X10	30

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .4    **Total Land Units:** 0.4

Land Code	Soil Class	Units
01 - RES		0.40

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2- - ABOVE AVERAGE -  
**Square Feet of Living Area:**  
 2115  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 02 - L-SHAPED

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 2001  
**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:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,264
GRF - GARAGE FINISHED	462
BMU - BASEMENT UNFINISHED	1,264
USH - UPPER STORY HIGH	1,264
ATF - ATTIC FINISHED	462

**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>
6/14/2001	\$190,000	1632C	580	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/9/2000	\$0	1565C	631		-	-
9/13/1972	\$0	383A	153		-	-