

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

Jan 1 Owner  
 Current Owner  
 KC LAND COMPANY  
 PO BOX 7297  
 KINGSPORT TN 37664

**REGIONAL PARK DR 109**  
 Ctrl Map: 091A    Group: B    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$102,200  
**Improvement Value:** \$231,800  
**Total Market Appraisal:** \$334,000  
**Assessment Percentage:** 40%  
**Assessment:** \$133,600

**Subdivision Data**

**Subdivision:** KINGSPORT REGIONAL  
**Plat Book:** 16    **Plat Page:** 41    **Block:** A    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K20  
**District:** 13    **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	ASP - ASPHALT PAVING	IRR	2,500

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 2.08    **Calculated Acres:** 0    **Total Land Units:** 2.08

Land Code	Soil Class	Units
15 - INDUSTRIAL		2.08

**Commercial Building #: 1**

**Improvement Type:** 40 - WAREHOUSE  
**Quality:** 1+ - AVERAGE +  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 06 - STEEL TRUSS/PURLINS  
**Cabinet/Millwork:** 00 - NONE  
**Interior Finish:** 01 - UNFINISHED  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE  
**Heat and AC:** 01 - UNIT HEATER  
**Building Sketch**



**Actual Year Built:** 1980  
**Business Living Area:** 7250  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 01 - CONCRETE FINISH  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 02 - MASONRY PIL/STL  
**Plumbing Fixtures:** 6

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
40 - WAREHOUSE	6,000	19 - PREFIN METAL CRIMPED
OFA - Office - Average	1,250	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
CAW - CANOPY	182 X 1

**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>
3/8/2016	\$305,000	3191	2427	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
12/11/2013	\$305,000	3108	1128	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
8/1/1985	\$0	453C	840		-	-
7/29/1980	\$0	252C	463		-	-