Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

Sullivan (082)

Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
HAYNES SHANNON
445 ROCK SPRINGS RD
KINGSPORT TN 37663

Current Owner

ROCK SPRINGS RD 445

Ctrl Map:	Group:	Parcel:	PI:	SI:
091E	A	005.03		000

Value Information

Land Market Value:	$15,500
Improvement Value:	$395,900
Total Market Appraisal:	$411,400
Assessment Percentage:	25%
Assessment:	$102,850

Subdivision Data

Subdivision:
POLO FIELDS PH1 SEC A

Plat Book:	Plat Page:	Block:	Lot:
54	15		3

Additional Information

General Information

Class: 00 - Residential
City #: 380
Special Service District 1: 000
District: 13
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City: KINGSPORT
Special Service District 2: 000
Neighborhood: D03
Number of Mobile Homes: 0
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: 0.14 **Calculated Acres:** .12 **Total Land Units:** 0.12

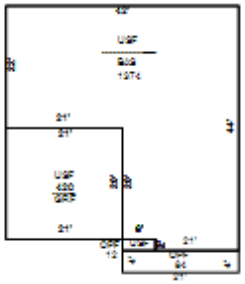
Land Code	Soil Class	Units
01 - RES		0.12

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:
3180
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Stories:
2.00
Actual Year Built:
2025
Plumbing Fixtures:
13
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	1,374
USF - UPPER STORY FINISHED	1,374
USF - UPPER STORY FINISHED	420
GRF - GARAGE FINISHED	420
USF - UPPER STORY FINISHED	12
OPF - OPEN PORCH FINISHED	12
OPF - OPEN PORCH FINISHED	84

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/23/2025	$406,000	3681	36	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/20/2025	$640,000	3651	2253	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/14/2024	$0	3607	1494		QC - QUITCLAIM DEED	-
10/15/1990	$0	865C	125		-	-