

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

Jan 1 Owner  
 THAYER BRENT J &  
 MEGAN K  
 312 MCTEER DR  
 KINGSPORT TN 37663

Current Owner

**MCTEER DR 312**

Ctrl Map: 092C    Group: A    Parcel: 014.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$29,000  
**Improvement Value:** \$425,000  
**Total Market Appraisal:** \$454,000  
**Assessment Percentage:** 25%  
**Assessment:** \$113,500

**Subdivision Data**

**Subdivision:** HEMLOCK DR  
**Plat Book:** 3    **Plat Page:** 211A    **Block:**    **Lot:** PT71

**Additional Information**

PT 68

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K03  
**District:** 14    **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	PTO - PATIO	8X26	208
1	CUD - DETACHED CARPORT UNFINISHED	24X30	720

**Sale Information**

Long Sale Information list on subsequent pages

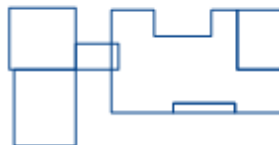
**Land Information**

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1.5
Land Code	Soil Class	Units
01 - RES		1.50

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2814  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 00 - FLAT  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1958  
**Plumbing Fixtures:**  
 11  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 10 - BUILT-UP COMPOSITION  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,289
BSF - BASE SEMI FINISHED	525
BMF - BASEMENT FINISHED	832
OPF - OPEN PORCH FINISHED	104
BMU - BASEMENT UNFINISHED	728
BMU - BASEMENT UNFINISHED	198

**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>
8/5/2024	\$429,000	3617	787	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/31/2017	\$200,000	3231	2322	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/10/2014	\$0	3116	1164		-	-
3/31/2014	\$0	3116	1166		-	-
5/1/2002	\$0	1765C	269		-	-
6/16/1959	\$0	201A	296		-	-