

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

Jan 1 Owner  
 CHRISTIAN CHRISTOPHER A  
 536 FERNWOOD DR  
 KINGSPORT TN 37663

Current Owner

**FERNWOOD DR 536**

Ctrl Map: 092C    Group: B    Parcel: 003.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$21,600  
 Improvement Value: \$223,100  
 Total Market Appraisal: \$244,700  
 Assessment Percentage: 25%  
 Assessment: \$61,175

**Subdivision Data**

Subdivision: SLAUGHTER SUB ADD TO  
 Plat Book: 4    Plat Page: 160A    Block:    Lot: 15

**Additional Information**

**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	12X20	240

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

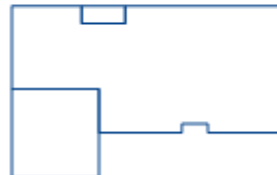
Deed Acres: 0    Calculated Acres: .42    Total Land Units: 0.42

Land Code	Soil Class	Units
01 - RES		0.42

**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: 1575  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 11 - PANELING BELOW AVG  
 Bath Tiles: 00 - NONE  
 Shape: 02 - L-SHAPED

**Building Sketch**



Stories: 1.00  
 Actual Year Built: 1959  
 Plumbing Fixtures: 6  
 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 Areas**

Areas	Square Feet
BAS - BASE	1,575
OPF - OPEN PORCH FINISHED	40
GRF - GARAGE FINISHED	400

**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>
12/7/2004	\$82,500	2195C	465	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/10/2002	\$0	1721C	202		-	-
4/21/1977	\$0	122C	380		-	-
9/3/1958	\$0	188A	301		-	-