

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

Jan 1 Owner  
 WINCHESTER DARREL L &  
 TAMMY  
 868 AVA DR  
 KINGSPORT TN 37663

Current Owner

**AVA DR 868**

Ctrl Map: 092F    Group: B    Parcel: 006.32    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$16,800  
**Improvement Value:** \$466,400  
**Total Market Appraisal:** \$483,200  
**Assessment Percentage:** 25%  
**Assessment:** \$120,800

**Subdivision Data**

**Subdivision:**  
 FOREST HILLS SUB ANNEX

**Plat Book:** 45    **Plat Page:** 18    **Block:**    **Lot:** 17

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 14  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		90
1	PTO - PATIO		105

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .23    **Total Land Units:** 0.23

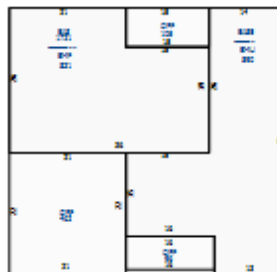
Land Code	Soil Class	Units
01 - RES		0.23

**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:**  
 1721  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 03 - U-SHAPED

**Stories:**  
 1.00  
**Actual Year Built:**  
 2021  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,721
BMU - BASEMENT UNFINISHED	890
BMF - BASEMENT FINISHED	831
GRF - GARAGE FINISHED	462
OPF - OPEN PORCH FINISHED	105
OPF - OPEN PORCH FINISHED	96

**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>
9/8/2022	\$446,000	3525	1118	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/11/2020	\$64,800	3383	1730	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/22/2001	\$0	1659C	468		-	-
5/14/1999	\$0	1445C	592		-	-
2/11/1997	\$0	1202C	194		-	-
4/26/1996	\$0	1149C	120		-	-