

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 Current Owner
 MINOR GERALD W &
 PAMELA C
 4206 NICKLEBY CT
 KINGSPORT TN 37663

NICKLEBY CT 4206
 Ctrl Map: 0921
 Group: D
 Parcel: 057.10
 Pl: 000
 SI: 000

Value Information

Land Market Value: \$14,300
Improvement Value: \$192,900
Total Market Appraisal: \$207,200
Assessment Percentage: 25%
Assessment: \$51,800

Subdivision Data

Subdivision: COPPERFIELD PUD
Plat Book: 41 **Plat Page:** 10 **Block:** **Lot:** PT 7

Additional Information

General Information

Class: 00 - Residential
City #: 380
Special Service District 1: 000
District: 13
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 03 - PRIVATE - NATURAL GAS
City: KINGSPORT
Special Service District 2: 000
Neighborhood: K01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	12X16	192

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 0.1
Land Code	Soil Class	Units
01 - RES		0.10

Residential Building #: 1

Improvement Type: 04 - TOWNHOUSE
Exterior Wall: 04 - SIDING AVERAGE
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 2- - ABOVE AVERAGE -
Square Feet of Living Area: 1257
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 04 - ABOVE AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 02 - L-SHAPED

Building Sketch



Stories: 1.00
Actual Year Built: 1995
Plumbing Fixtures: 6
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
Floor Finish: 11 - CARPET COMBINATION
Paint/Decor: 04 - ABOVE AVERAGE
Electrical: 04 - ABOVE AVG
Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,257
OPF - OPEN PORCH FINISHED	20
GRF - GARAGE FINISHED	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/30/2025	\$230,000	3653	1878	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/18/2020	\$147,000	3383	2261	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/27/2019	\$0	3374	531		HR - AFFIDAVIT OF HEIRSHIP	-
6/14/2002	\$111,000	1783C	153	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/5/1996	\$101,000	1142C	77	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/22/1995	\$39,900	1070C	243	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/10/1994	\$0	967C	791		-	-