

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

Jan 1 Owner  
 KUYKENDALL TIMOTHY SCOTT &  
 ANGELA K  
 412 HOLSTON DR  
 BLOUNTVILLE TN 37617

Current Owner

**HOLSTON DR 412**  
 Ctrl Map: 094    Group:    Parcel: 068.50    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$36,000  
**Improvement Value:** \$446,000  
**Total Market Appraisal:** \$482,000  
**Assessment Percentage:** 25%  
**Assessment:** \$120,500

**Subdivision Data**

**Subdivision:** WATSON PROP DIV OF REPLAT  
**Plat Book:** 52    **Plat Page:** 320    **Block:**    **Lot:** 2 A

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** V01  
**District:** 18    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 2.28    **Calculated Acres:** 0    **Total Land Units:** 2.28

Land Code	Soil Class	Units
04 - IMP SITE		2.28

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1893  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:** 2005  
**Plumbing Fixtures:** 6  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,232
BMU - BASEMENT UNFINISHED	1,232
SPU - SCREEN PORCH UNFINISHED	312
OPF - OPEN PORCH FINISHED	320
USF - UPPER STORY FINISHED	392
USH - UPPER STORY HIGH	448
EPF - ENCLOSED PORCH FINISHED	144

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X12	96
1	WDK - WOOD DECK	6X8	48
1	OSH - OPEN SHED	10X20	200
1	POL - SWIMMING POOL	16X32	512
1	PTO - PATIO	12X16	192
1	WDK - WOOD DECK	8X12	96

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/28/2016	\$308,000	3224	1872	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/3/2012	\$290,000	3059	2466	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/4/1991	\$0	800C	207		-	-