

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

Jan 1 Owner  
 Current Owner  
 COMBAST BRANDON RYAN &  
 EMILY HOY COMBAST  
 PO BOX 5072  
 KINGSPORT TN 37663

**MUDDY CREEK RD 1912**  
 Ctrl Map: 094L    Group: C    Parcel: 004.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$31,200  
**Improvement Value:** \$0  
**Total Market Appraisal:** \$31,200  
**Assessment Percentage:** 25%  
**Assessment:** \$7,800

**Subdivision Data**

**Subdivision:**  
 HARBOR VIEW SUB PH1  
**Plat Book:** 52    **Plat Page:** 400    **Block:**    **Lot:** 4

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** V01  
**District:** 18    **Number of Mobile Homes:** 0  
**Number of Buildings:** 0    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL /  
 INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.55    **Calculated Acres:** 0    **Total Land Units:** 0.55

Land Code	Soil Class	Units
01 - RES		0.55

**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>
2/29/2024	\$33,900	3595	7	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
10/22/2021	\$37,000	3488	1620	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/31/2007	\$0	2503C	644		-	-