

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

Jan 1 Owner  
 HOLLY DENNIS B  
 1703 ROCK SPRINGS RD  
 KINGSPORT TN 37664

Current Owner

**ROCK SPRINGS RD 1703**  
 Ctrl Map: 105    Group:    Parcel: 084.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$61,300  
**Improvement Value:** \$165,200  
**Total Market Appraisal:** \$226,500  
**Assessment Percentage:** 25%  
**Assessment:** \$56,625

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UUU - UTILITY ROOM UNF/GARAGE UNF	24X26	624
1	PBN - POLE BARN	30X60	1,800

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 4.96      **Calculated Acres:** 0      **Total Land Units:** 4.96

Land Code	Soil Class	Units
04 - IMP SITE		4.96

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1768  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 2.00  
**Actual Year Built:**  
 1959  
**Plumbing Fixtures:**  
 5  
**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	1,144
USF - UPPER STORY FINISHED	624
OPF - OPEN PORCH FINISHED	168
CPF - CARPORT FINISHED	624
BMU - BASEMENT UNFINISHED	520
OPU - OPEN PORCH UNFINISHED	247

**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>
11/17/2025	\$400,000	3676	2194	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/3/2021	\$175,000	3466	1807	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
5/23/2013	\$0	3080	208		-	-
7/1/1968	\$0	0309A	00654		-	-