

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

Jan 1 Owner  
 SALAZAR KAREN LYNN &  
 UWE FRANZ WINKLER  
 485 HUNTERS CROSSING LN  
 KINGSPORT TN 37664

Current Owner

**HUNTERS CROSSING LN 485**

Ctrl Map: 105B    Group: A    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$42,700  
**Improvement Value:** \$453,500  
**Total Market Appraisal:** \$496,200  
**Assessment Percentage:** 25%  
**Assessment:** \$124,050

**Subdivision Data**

**Subdivision:** HUNTERS CROSSING  
**Plat Book:** 25    **Plat Page:** 20    **Block:**    **Lot:** 23

**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	WDK - WOOD DECK	12X12	144
1	WDK - WOOD DECK	10X16	160

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .73    **Total Land Units:** 0.73

Land Code	Soil Class	Units
01 - RES		0.73

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2- - ABOVE AVERAGE -  
**Square Feet of Living Area:** 2871  
**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:** 1990

**Plumbing Fixtures:**

8  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,802
SPF - SCREEN PORCH FINISHED	160
OPF - OPEN PORCH FINISHED	56
GRF - GARAGE FINISHED	484
BMU - BASEMENT UNFINISHED	1,134
USH - UPPER STORY HIGH	1,782

**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>
7/21/2015	\$263,000	3166	1401	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/20/1989	\$139,421	699C	679	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
2/10/1989	\$25,000	660C	98	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
2/23/1987	\$0	541C	297		-	-