

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

Jan 1 Owner  
 FRALIN JOSEPH R &  
 ELIZABETH G  
 1220 FIDDLERS WAY  
 KINGSPORT TN 37664

Current Owner

**FIDDLERS WAY 1220**

Ctrl Map: 105B    Group: C    Parcel: 026.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$40,900  
**Improvement Value:** \$527,600  
**Total Market Appraisal:** \$568,500  
**Assessment Percentage:** 25%  
**Assessment:** \$142,125

**Subdivision Data**

**Subdivision:** WINDRUSH  
**Plat Book:** 31    **Plat Page:** 29    **Block:**    **Lot:** 26

**Additional Information**

**General Information**

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

**Outbuildings & Yard Items**

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

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0.9	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 0.9
Land Code	Soil Class	Units
01 - RES		0.90

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 2334  
**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:** 1.00  
**Actual Year Built:** 2001  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,334
SPF - SCREEN PORCH FINISHED	420
OPF - OPEN PORCH FINISHED	378
GRF - GARAGE FINISHED	600
BMU - BASEMENT UNFINISHED	3,132

**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>
12/17/2018	\$300,000	3315	2111	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/31/2000	\$26,000	1491C	265	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
11/22/1994	\$55,000	1034C	766	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
5/22/1989	\$0	674C	121		-	-