

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

Jan 1 Owner  
 POWERS RICHARD BRANDON &  
 LYDIA  
 1902 ROCK SPRINGS RD  
 KINGSPORT TN 37664

Current Owner

**ROCK SPRINGS RD 1902**  
 Ctrl Map: 105J    Group: A    Parcel: 006.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$25,000  
**Improvement Value:** \$278,400  
**Total Market Appraisal:** \$303,400  
**Assessment Percentage:** 25%  
**Assessment:** \$75,850

**Subdivision Data**

**Subdivision:**  
 ROCK SPRINGS HTS SUB

**Plat Book:** 5    **Plat Page:** 90    **Block:**    **Lot:** 3&4

**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	PTO - PATIO	10X42	420
1	WDK - WOOD DECK	10X31	310

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .69    **Total Land Units:** 0.69

Land Code	Soil Class	Units
01 - RES		0.69

**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:**  
 1895  
**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:**  
 1976  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,895
OPF - OPEN PORCH FINISHED	240
CPF - CARPORT FINISHED	350
BMU - BASEMENT UNFINISHED	2,135
UTU - UTILITY UNFINISHED	140

**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>
5/5/2025	\$329,000	3649	827	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
8/15/1983	\$0	365C	242		-	-
1/1/1983	\$80,000	365C	242	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/9/1973	\$0	1C	357		-	-