

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BROWN CASSIDY PARKER &
 JOSEPH GREENWAY BROWN JR
 420 GUSTAVIS AVE
 KINGSPORT TN 37664

Current Owner

GUSTAVIS AVE 420

Ctrl Map: 105P Group: A Parcel: 027.00 Pl: SI: 000

Value Information

Land Market Value: \$22,500
Improvement Value: \$257,200
Total Market Appraisal: \$279,700
Assessment Percentage: 25%
Assessment: \$69,925

Subdivision Data

Subdivision:
 ROCK SPRINGS VALLEY SUB

Plat Book: 8 **Plat Page:** 69 **Block:** C **Lot:** 26

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
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** .48 **Total Land Units:** 0.48

Land Code	Soil Class	Units
01 - RES		0.48

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2- - ABOVE AVERAGE -
Square Feet of Living Area:
 1500
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:
 1.00
Actual Year Built:
 1986
Plumbing Fixtures:
 6
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	1,150
BMU - BASEMENT UNFINISHED	800
OPU - OPEN PORCH UNFINISHED	192
OPU - OPEN PORCH UNFINISHED	128
BSF - BASE SEMI FINISHED	350

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/20/2025	\$289,000	3677	787	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/5/2024	\$235,000	3617	1967	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/27/2020	\$170,000	3394	440	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/14/2015	\$96,000	3170	670	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/8/2004	\$0	2175C	169		-	-
5/16/2003	\$54,000	1943C	184	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
11/15/2002	\$52,700	1872C	601	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE