

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

Jan 1 Owner  
 BOYD KELLI &  
 MILES F BOYD III  
 156 BRECKENRIDGE TRACE  
 KINGSPORT TN 37663

Current Owner

**BRECKENRIDGE TRACE 156**

Ctrl Map: 106O    Group: C    Parcel: 001.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$24,000  
**Improvement Value:** \$482,700  
**Total Market Appraisal:** \$506,700  
**Assessment Percentage:** 25%  
**Assessment:** \$126,675

**Subdivision Data**

**Subdivision:** MILLER PARKE PH1  
**Plat Book:** 58    **Plat Page:** 152    **Block:**    **Lot:** 13

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 14  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** D03  
**Number of Mobile Homes:**  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	3X3	9
1	PTO - PATIO	8X10	80

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.25    **Calculated Acres:**    **Total Land Units:** 0.25

Land Code	Soil Class	Units
01 - RES		0.25

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 3534  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 03 - U-SHAPED

**Stories:** 2.00  
**Actual Year Built:** 2023  
**Plumbing Fixtures:** 16  
**Condition:** AV - AVERAGE  
**Floor System:** 01 - SLAB ON GRADE  
**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	1,446
USF - UPPER STORY FINISHED	2,088
GRF - GARAGE FINISHED	630
OPF - OPEN PORCH FINISHED	106

**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>
3/31/2023	\$415,590	3551	789	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/27/2022	\$2,592,000	3490	1469	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/28/2020	\$0	3409	1465		-	-