

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 LEDFORD BARBARA GRILLS
 449 EAST CAMPGROUND RD
 KINGSPORT TN 37664

Current Owner

EAST CAMPGROUND RD 449

Ctrl Map: 118 Group: Parcel: 052.10 Pl: SI: 000

Value Information

Land Market Value: \$35,100
 Improvement Value: \$362,300
 Total Market Appraisal: \$397,400
 Assessment Percentage: 25%
 Assessment: \$99,350

Additional Information

General Information

Class: 00 - Residential
 City #:
 Special Service District 1: 000
 District: 15
 Number of Buildings: 1
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
 Utilities - Gas/Gas Type: 00 - NONE

City:
 Special Service District 2: 000
 Neighborhood: S01
 Number of Mobile Homes: 0
 Utilities - Electricity: 01 - PUBLIC
 Zoning: R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X40	960
1	WDK - WOOD DECK	10X14	140

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/31/2023	\$0	3543	1577		QC - QUITCLAIM DEED	-
1/20/1981	\$0	272C	100		-	-

Land Information

Deed Acres: 4.35 Calculated Acres: 4.4 Total Land Units: 4.4

Land Code	Soil Class	Units
04 - IMP SITE		4.40

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:
 2080
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

Building Sketch



Stories:
 1.00
Actual Year Built:
 1976
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 Areas

Areas	Square Feet
BAS - BASE	2,080
UTF - UTILITY FINISHED	330
EPF - ENCLOSED PORCH FINISHED	212
OPF - OPEN PORCH FINISHED	61
GRF - GARAGE FINISHED	440
BMU - BASEMENT UNFINISHED	1,856