

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 VARANO JAMI
 2322 EVARTS HILL DR
 KINGSPORT TN 37664

Current Owner

EVARTS HILL DRIVE 2322

Ctrl Map: 118L Group: B Parcel: 047.00 Pl: SI: 000

Value Information

Land Market Value: \$34,400
 Improvement Value: \$257,000
 Total Market Appraisal: \$291,400
 Assessment Percentage: 25%
 Assessment: \$72,850

Subdivision Data

Subdivision: EVARTS VALLEY PHASE 1
 Plat Book: 58 Plat Page: 378 Block: Lot: 13

Additional Information

General Information

Class: 00 - Residential
 City #: 380
 Special Service District 1: 000
 District: 15
 Number of Buildings: 1
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
 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
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Sale Information

Long Sale Information list on subsequent pages

Land Information

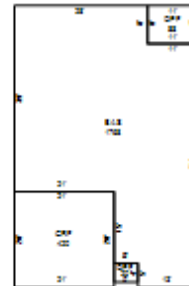
Deed Acres: 0.17 Calculated Acres: Total Land Units: 0.17

Land Code	Soil Class	Units
01 - RES		0.17

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: 1768
 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: 2023
 Plumbing Fixtures: 7
 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 Areas

Areas	Square Feet
BAS - BASE	1,768
GRF - GARAGE FINISHED	420
OPF - OPEN PORCH FINISHED	20
OPF - OPEN PORCH FINISHED	88

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/27/2023	\$325,910	3555	1635	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/20/2022	\$3,050,000	3531	1315	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
5/23/2007	\$0	2542C	610		-	-