

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

Jan 1 Owner  
 PATEL GIRI & AMISHA  
 2306 EVARTS HILL DR  
 KINGSPORT TN 37664

Current Owner

**EVARTS HILL DRIVE 2306**  
 Ctrl Map: 118L    Group: B    Parcel: 051.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$36,300  
**Improvement Value:** \$422,600  
**Total Market Appraisal:** \$458,900  
**Assessment Percentage:** 25%  
**Assessment:** \$114,725

**Subdivision Data**

**Subdivision:** EVARTS VALLEY PHASE 1  
**Plat Book:** 58    **Plat Page:** 378    **Block:**    **Lot:** 17

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** D03  
**District:** 15    **Number of Mobile Homes:**  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	10X8	80

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.18    **Calculated Acres:**    **Total Land Units:** 0.18

Land Code	Soil Class	Units
01 - RES		0.18

**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:** 3182  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 00 - SQUARE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2023  
**Plumbing Fixtures:** 13  
**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	1,376
USF - UPPER STORY FINISHED	1,806
GRF - GARAGE FINISHED	420
OPF - OPEN PORCH FINISHED	94

**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>
4/11/2024	\$396,576	3600	2194	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		-	-