

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 GRAYBEAL JEFFREY S &
 JESSICA SALYER
 965 COX HOLLOW RD
 KINGSPORT TN 37663

Current Owner

COX HOLLOW RD 965
 Ctrl Map: 119 Group: Parcel: 102.00 Pl: SI: 000

Value Information

Land Market Value: \$207,500
Improvement Value: \$157,800
Total Market Appraisal: \$365,300

Land Use Value: \$53,900
Improvement Value: \$157,800
Total Use Appraisal: \$211,700
Assessment Percentage: 25%
Assessment: \$52,925

Additional Information

General Information

Class: 11 - Agricultural
City #: 380
Special Service District 1: 000
District: 14
Number of Buildings: 1
Utilities - Water/Sewer: 11 - INDIVIDUAL / 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: A-1

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Long Land Information list on subsequent pages

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:
 1757
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:
 2.00
Actual Year Built:
 1933
Plumbing Fixtures:
 3
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	1,076
BSF - BASE SEMI FINISHED	110
OPF - OPEN PORCH FINISHED	84
USH - UPPER STORY HIGH	952
BMU - BASEMENT UNFINISHED	600
OPU - OPEN PORCH UNFINISHED	208

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	22X24	528
1	UTB - UTILITY BUILDING	12X14	168
1	UTB - UTILITY BUILDING	13X13	169
1	WDK - WOOD DECK		192
1	UTB - UTILITY BUILDING		352

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/8/2018	\$0	3276	679		GB - GREENBELT APPLICATION	-
9/8/2017	\$250,000	3258	1856	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/14/2017	\$0	3233	211		GB - GREENBELT APPLICATION	-
9/18/2013	\$0	3095	1577		-	-
4/23/1999	\$0	1426C	282		-	-
2/1/1962	\$0	0219A	00217		-	-

Land Information

Deed Acres: 20.32	Calculated Acres:	Total Land Units: 20.32
Land Code	Soil Class	Units
46 - ROTATION	A	9.59
46 - ROTATION	P	2.58
54 - PASTURE	A	1.34
62 - WOODLAND 2	A	2.38
62 - WOODLAND 2	P	3.93
04 - IMP SITE		0.50