

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 COOK ROGER & KELLI
 2338 EDINBURGH CHANNEL RD
 KINGSPORT TN 37664

Current Owner

EDINBURGH CHANNEL RD 2338

Ctrl Map: 119A Group: C Parcel: 022.00 Pl: SI: 000

Value Information

Land Market Value: \$51,800
Improvement Value: \$665,700
Total Market Appraisal: \$717,500
Assessment Percentage: 25%
Assessment: \$179,375

Subdivision Data

Subdivision: EDINBURGH PH 1-A
Plat Book: 52 **Plat Page:** 443 **Block:** **Lot:** 25

Additional Information

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K01
District: 15 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:**
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	246
1	FPL - FIREPLACE		1

Sale Information

Long Sale Information list on subsequent pages

Land Information

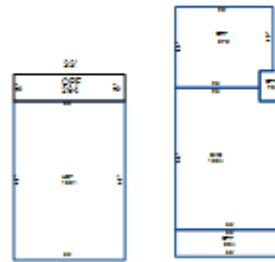
Deed Acres: 0.31 **Calculated Acres:** .31 **Total Land Units:** 0.31

Land Code	Soil Class	Units
01 - RES		0.31

Residential Building #: 1

Improvement Type: 03 - SPECIAL_RES
Exterior Wall: 12 - BRICK/WOOD
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 2 - ABOVE AVERAGE
Square Feet of Living Area: 2905
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 04 - ABOVE AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 06 - EXTREME IRR

Building Sketch



Stories:

2.00
Actual Year Built: 2007

Plumbing Fixtures:

11
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE

Floor Finish: 11 - CARPET COMBINATION

Paint/Decor: 04 - ABOVE AVERAGE

Electrical: 04 - ABOVE AVG

Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,354
USF - UPPER STORY FINISHED	1,551
OPF - OPEN PORCH FINISHED	264
OPF - OPEN PORCH FINISHED	72
GRF - GARAGE FINISHED	676
OPF - OPEN PORCH FINISHED	264

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/14/2022	\$675,000	3503	1070	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/7/2021	\$480,000	3443	1457	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/25/2008	\$451,000	2685C	33	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/24/2007	\$59,900	2594C	669	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
3/22/2006	\$0	2378C	420		-	-