

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 WOOD KATHRYN &
 JOSEPH HARDIN WOOD
 2736 EDINBURGH CHANNEL
 KINGSPORT TN 37664

Current Owner

EDINBURGH CHANNEL RD 2736

Ctrl Map: 119A Group: D Parcel: 008.50 Pl: SI: 000

Value Information

Land Market Value: \$43,300
Improvement Value: \$435,600
Total Market Appraisal: \$478,900
Assessment Percentage: 25%
Assessment: \$119,725

Subdivision Data

Subdivision: EDINBURGH PH3 REPLAT
Plat Book: 53 **Plat Page:** 153 **Block:** **Lot:** 69A

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
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:**

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	10X10	100

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.21 **Calculated Acres:** .22 **Total Land Units:** 0.22

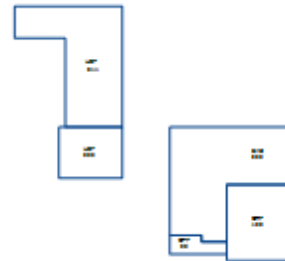
Land Code	Soil Class	Units
01 - RES		0.22

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 05 - SIDING ABOVE AVG
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 2+ - ABOVE AVERAGE +
Square Feet of Living Area: 2152
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

Stories: 2.00
Actual Year Built: 2010
Plumbing Fixtures: 9
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 Sketch



Building Areas

Areas	Square Feet
BAS - BASE	988
USF - UPPER STORY FINISHED	320
USF - UPPER STORY FINISHED	844
OPF - OPEN PORCH FINISHED	92
GRF - GARAGE FINISHED	480

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/8/2022	\$380,000	3502	428	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2020	\$279,000	3376	1273	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/17/2011	\$249,900	2980C	558	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/22/2006	\$0	2378C	420		-	-