

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

Jan 1 Owner  
 SAMPLE DONALD NEIL &  
 JO ANN TRUSTEES  
 2479 ROCK SPRINGS RD  
 KINGSPORT TN 37664

Current Owner

**ROCK SPRINGS RD 2479**

Ctrl Map: 119H    Group: A    Parcel: 016.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$21,600  
**Improvement Value:** \$283,800  
**Total Market Appraisal:** \$305,400  
**Assessment Percentage:** 25%  
**Assessment:** \$76,350

**Subdivision Data**

**Subdivision:** HIDDEN ACRES SEC NO 2  
**Plat Book:** 13    **Plat Page:** 25    **Block:** K    **Lot:** 19

**Additional Information**

REVOCABLE LIVING TRUST

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 13    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	22X29	638

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 0.42

Land Code	Soil Class	Units
01 - RES		0.42

**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:** 1612  
**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:** 1980  
**Plumbing Fixtures:** 6  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,612
EPF - ENCLOSED PORCH FINISHED	256
OPF - OPEN PORCH FINISHED	80

**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>
9/24/2024	\$0	3631	678		QC - QUITCLAIM DEED	-
4/21/2022	\$294,350	3504	1781	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/1/2022	\$290,000	3500	2477	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
11/5/1987	\$57,000	589C	139	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/19/1986	\$0	528C	391		-	-
3/30/1984	\$0	391C	169		-	-
6/13/1983	\$0	357C	553		-	-