

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 RIFE TERRY JR & REBECCA
 2432 EDINBURGH CHANNEL RD
 KINGSPORT TN 37664

Current Owner

EDINBURGH CHANNEL RD 2432

Ctrl Map: 119H Group: C Parcel: 008.00 Pl: SI: 000

Value Information

Land Market Value: \$52,700
Improvement Value: \$558,300
Total Market Appraisal: \$611,000
Assessment Percentage: 25%
Assessment: \$152,750

Subdivision Data

Subdivision: EDINBURGH PH 2A
Plat Book: 53 **Plat Page:** 522 **Block:** **Lot:** 39

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	100

Sale Information

Long Sale Information list on subsequent pages

Land Information

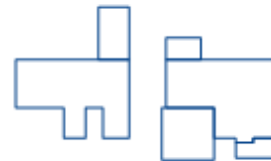
Deed Acres: 0.32 **Calculated Acres:** .32 **Total Land Units:** 0.32

Land Code	Soil Class	Units
01 - RES		0.32

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 05 - SIDING ABOVE AVG
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1+ - AVERAGE +
Square Feet of Living Area: 3368
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 06 - EXTREME IRR

Building Sketch



Stories:

2.00
Actual Year Built: 2012

Plumbing Fixtures: 8

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	1,580
USF - UPPER STORY FINISHED	1,452
USF - UPPER STORY FINISHED	336
OPF - OPEN PORCH FINISHED	160
OPF - OPEN PORCH FINISHED	146
GRF - GARAGE FINISHED	576

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/7/2018	\$358,000	3287	1241	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/11/2016	\$400,000	3206	2290	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/1/2012	\$329,915	3037	57	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/21/2012	\$0	3025	2088		-	-
1/12/2012	\$40,000	3020	1610	V - VACANT	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE