

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

Jan 1 Owner  
 BIRCHLER JARROD R &  
 ELISHA D  
 2425 EDINBURGH CHANNEL RD  
 KINGSPORT TN 37664

Current Owner

**EDINBURGH CHANNEL RD 2425**

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

**Value Information**

**Land Market Value:** \$55,100  
**Improvement Value:** \$493,000  
**Total Market Appraisal:** \$548,100  
**Assessment Percentage:** 25%  
**Assessment:** \$137,025

**Subdivision Data**

**Subdivision:**  
 EDINBURGH PH 2A REPLAT

**Plat Book:** 53    **Plat Page:** 357    **Block:**    **Lot:** 42

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 15  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / 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:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.37    **Calculated Acres:** 0    **Total Land Units:** 0.37

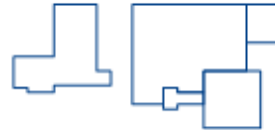
Land Code	Soil Class	Units
01 - RES		0.37

**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:**  
 2558  
**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

**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,667
USF - UPPER STORY FINISHED	891
SPF - SCREEN PORCH FINISHED	256
OPF - OPEN PORCH FINISHED	109
GRF - GARAGE FINISHED	576

**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>
7/13/2022	\$460,000	3517	1478	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2014	\$285,000	3115	1388	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/22/2011	\$305,000	3014	1689	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/21/2011	\$45,000	3011	965	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/22/2006	\$0	2378C	420		-	-