

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 YOUNG LEIGH ANNE &
 RICHARD WILLIAM DUNLAP
 2409 EDINBURGH CHANNEL RD
 KINGSPORT TN 37664

Current Owner

EDINBURGH CHANNEL RD 2409

Ctrl Map: 119H Group: C Parcel: 026.00 Pl: SI: 000

Value Information

Land Market Value: \$50,600
Improvement Value: \$558,400
Total Market Appraisal: \$609,000
Assessment Percentage: 25%
Assessment: \$152,250

Subdivision Data

Subdivision: EDINBURGH PH 2A
Plat Book: 53 **Plat Page:** 563 **Block:** **Lot:** 31

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
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Sale Information

Long Sale Information list on subsequent pages

Land Information

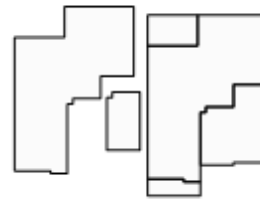
Deed Acres: 0.29 **Calculated Acres:** 0 **Total Land Units:** 0.29

Land Code	Soil Class	Units
01 - RES		0.29

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: 3506
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: 2015

Plumbing Fixtures: 11

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	1,629
OPF - OPEN PORCH FINISHED	198
GRF - GARAGE FINISHED	584
USF - UPPER STORY FINISHED	248
OPF - OPEN PORCH FINISHED	108
USF - UPPER STORY FINISHED	1,629

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/27/2019	\$339,000	3364	677	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/29/2016	\$318,000	3209	1922	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/1/2014	\$50,000	3135	406	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
12/16/2013	\$100,000	3105	1082	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/22/2006	\$0	2378C	420		-	-