

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

Jan 1 Owner  
 MCGUIRE KEVIN H &  
 CANDEE T  
 2816 WALLACE CT  
 KINGSPORT TN 37664

Current Owner  
**WALLACE CT 2816**  
 Ctrl Map: 119H    Group: D    Parcel: 003.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$60,800  
**Improvement Value:** \$552,900  
**Total Market Appraisal:** \$613,700  
**Assessment Percentage:** 25%  
**Assessment:** \$153,425

**Subdivision Data**

**Subdivision:** EDINBURGH PH2 B-2  
**Plat Book:** 53    **Plat Page:** 596    **Block:**    **Lot:** 52

**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	WDK - WOOD DECK	IRR	648

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

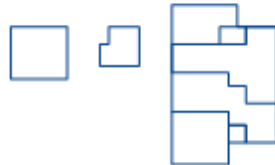
**Deed Acres:** 0.41    **Calculated Acres:** .5    **Total Land Units:** 0.5

Land Code	Soil Class	Units
01 - RES		0.50

**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:** 1969  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 06 - EXTREME IRR

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:** 2013  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,844
BMF - BASEMENT FINISHED	1,552
OPF - OPEN PORCH FINISHED	96
OPF - OPEN PORCH FINISHED	64
GRF - GARAGE FINISHED	624
BMU - BASEMENT UNFINISHED	292
ATF - ATTIC FINISHED	624

**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>
7/29/2014	\$350,500	3128	311	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/11/2013	\$44,000	3086	1537	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
3/22/2006	\$0	2378C	420		-	-