

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

Jan 1 Owner  
 KILCOYNE IAN JAMES &  
 KRISTIN RACHEL SMITH  
 2909 VIEWFORTH CT  
 KINGSPORT TN 37664

Current Owner

**VIEWFORTH CT 2909**

Ctrl Map: 119H    Group: H    Parcel: 005.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$52,700  
**Improvement Value:** \$458,800  
**Total Market Appraisal:** \$511,500  
**Assessment Percentage:** 25%  
**Assessment:** \$127,875

**Subdivision Data**

**Subdivision:** EDINBURGH PH4  
**Plat Book:** 54    **Plat Page:** 273    **Block:**    **Lot:** 122

**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**

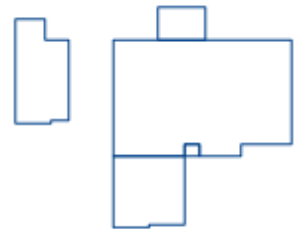
**Deed Acres:** 0.31    **Calculated Acres:** .32    **Total Land Units:** 0.32

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:** 2- - ABOVE AVERAGE -  
**Square Feet of Living Area:** 2366  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 05 - H-SHAPED

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:** 2013  
**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:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,252
OPF - OPEN PORCH FINISHED	176
OPF - OPEN PORCH FINISHED	20
GRF - GARAGE FINISHED	564
ATF - ATTIC FINISHED	568

**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>
9/4/2024	\$498,224	3621	593	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/18/2015	\$0	3165	770		-	-
3/16/2015	\$286,250	3154	1082	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/25/2013	\$41,625	3103	503	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
3/22/2006	\$0	2378C	420		-	-