

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

Jan 1 Owner  
 ORCUTT CHRISTOPHER R  
 2935 SOUTHBRIDGE RD  
 KINGSPORT TN 37664

Current Owner

**SOUTHBRIDGE RD 2935**  
 Ctrl Map: 119I    Group: E    Parcel: 017.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$48,000  
**Improvement Value:** \$298,400  
**Total Market Appraisal:** \$346,400  
**Assessment Percentage:** 25%  
**Assessment:** \$86,600

**Subdivision Data**

**Subdivision:** EDINBURGH SOUTH PHASE 2  
**Plat Book:** 55    **Plat Page:** 507    **Block:**    **Lot:** 26

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 14  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** D03  
**Number of Mobile Homes:**  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		144

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.25    **Calculated Acres:** .25    **Total Land Units:** 0.25

Land Code	Soil Class	Units
01 - RES		0.25

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1922  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2017  
**Plumbing Fixtures:** 11  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 10 - HARDWOOD-TERR-TILE  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	801
USF - UPPER STORY FINISHED	1,121
OPF - OPEN PORCH FINISHED	72
GRF - GARAGE FINISHED	320
BMF - BASEMENT FINISHED	504
BMU - BASEMENT UNFINISHED	297

**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>
6/24/2022	\$317,500	3514	1359	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/25/2021	\$280,000	3436	224	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/12/2018	\$230,000	3280	1840	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/24/2017	\$33,500	3237	1174	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/29/2009	\$0	2801C	284		-	-