

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 ROYSTON CHARLES DONALDSON
 TRUSTEE
 1083 HIDDEN VALLEY RD
 KINGSPORT TN 37663

Current Owner

HIDDEN VALLEY RD 1083

Ctrl Map: 120 Group: Parcel: 066.20 Pl: SI: 000

Value Information

Land Market Value: \$58,700
Improvement Value: \$572,300
Total Market Appraisal: \$631,000
Assessment Percentage: 25%
Assessment: \$157,750

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 14
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: M01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PBN - POLE BARN	32X36	1,152
1	OSH - OPEN SHED	12X32	384

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 4.93 **Calculated Acres:** 0 **Total Land Units:** 4.93

Land Code	Soil Class	Units
04 - IMP SITE		4.93

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 12 - BRICK/WOOD
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 3554
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:

1987

Plumbing Fixtures:

8

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

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	2,035
USF - UPPER STORY FINISHED	1,519
UTF - UTILITY FINISHED	196
EPF - ENCLOSED PORCH FINISHED	308
OPF - OPEN PORCH FINISHED	204
BMU - BASEMENT UNFINISHED	1,819
GRU - GARAGE UNFINISHED	775

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/31/2024	\$0	3617	978		QC - QUITCLAIM DEED	-
9/30/2002	\$0	1868C	753		-	-
2/25/1992	\$193,250	836C	240	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/8/1985	\$0	449C	527		-	-
1/1/1985	\$26,500	449C	527	V - VACANT	WD - WARRANTY DEED	D -