

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

Jan 1 Owner  
 MARSHALL ROGER D &  
 JOYCE F  
 254 ALPINE TRL  
 KINGSPORT TN 37663

Current Owner

**ALPINE TRL 254**  
 Ctrl Map: 120B    Group: A    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$33,000  
**Improvement Value:** \$457,100  
**Total Market Appraisal:** \$490,100  
**Assessment Percentage:** 25%  
**Assessment:** \$122,525

**Subdivision Data**

**Subdivision:** BRECKENRIDGE SEC A PH VI  
**Plat Book:** 51    **Plat Page:** 332    **Block:**    **Lot:**

**Additional Information**

UNIT 134

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 14    **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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

| <b>Deed Acres:</b> 0 | <b>Calculated Acres:</b> .32 | <b>Total Land Units:</b> 0.32 |
|----------------------|------------------------------|-------------------------------|
| Land Code            | Soil Class                   | Units                         |
| 01 - RES             |                              | 0.32                          |

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 12 - BRICK/WOOD  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2 - ABOVE AVERAGE  
**Square Feet of Living Area:** 2185  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 04 - IRR SHAPE

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:** 2003  
**Plumbing Fixtures:** 9  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 09 - HARDWOOD/PARQUE  
**Paint/Decor:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

| Areas                      | Square Feet |
|----------------------------|-------------|
| BAS - BASE                 | 1,450       |
| USF - UPPER STORY FINISHED | 638         |
| BMF - BASEMENT FINISHED    | 1,018       |
| OPF - OPEN PORCH FINISHED  | 100         |
| GRF - GARAGE FINISHED      | 496         |
| ATF - ATTIC FINISHED       | 483         |
| BMU - BASEMENT UNFINISHED  | 432         |

**Outbuildings & Yard Items**

| Building # | Type            | Description | Area/Units |
|------------|-----------------|-------------|------------|
| 1          | WDK - WOOD DECK | 8X12        | 96         |
| 1          | WDK - WOOD DECK | 8X14        | 112        |
| 1          | PTO - PATIO     | 8X12        | 96         |
| 1          | PTO - PATIO     | 8X14        | 112        |

**Sale Information**

| Sale Date  | Price     | Book  | Page | Vacant/Improved | Type Instrument    | Qualification |
|------------|-----------|-------|------|-----------------|--------------------|---------------|
| 7/3/2006   | \$293,500 | 2422C | 324  | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED  |
| 4/14/2004  | \$248,960 | 2097C | 674  | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED  |
| 3/26/2003  | \$39,900  | 1916C | 437  | V - VACANT      | WD - WARRANTY DEED | L - LIMITED   |
| 10/24/1995 | \$0       | 1094C | 299  |                 | -                  | -             |