

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

Jan 1 Owner  
 KYTE LARRY A & KARLA F  
 TRUSTEE  
 800 LAKE POINT DR  
 PINEY FLATS TN 37686

Current Owner

**LAKE POINT DR 800**

Ctrl Map: 139E    Group: A    Parcel: 002.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$118,700  
**Improvement Value:** \$1,249,500  
**Total Market Appraisal:** \$1,368,200  
**Assessment Percentage:** 25%  
**Assessment:** \$342,050

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 20  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** P02  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	10X50	500
1	WDK - WOOD DECK	10X50	500

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0      **Calculated Acres:** 0      **Total Land Units:** 1.56

Land Code	Soil Class	Units
02 - RES WAT		0.56
23 - NONPROD		1.00

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 13 - STONE/BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 5487  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 03 - U-SHAPED

**Stories:**  
 2.00  
**Actual Year Built:**  
 2015  
**Plumbing Fixtures:**  
 17  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 10 - HARDWOOD-TERR-TILE  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	2,689
BSF - BASE SEMI FINISHED	1,691
OPF - OPEN PORCH FINISHED	200
BMU - BASEMENT UNFINISHED	798
GRF - GARAGE FINISHED	575
USH - UPPER STORY HIGH	575
OPF - OPEN PORCH FINISHED	20
USL - UPPER STORY LOW	2,539
OPF - OPEN PORCH FINISHED	97

**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>
6/20/2023	\$0	3561	2302		QC - QUITCLAIM DEED	-
1/19/1979	\$0	195C	12		-	-
1/1/1979	\$59,500	195C	0012	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/20/1976	\$0	99C	431		-	-
7/16/1975	\$0	99C	428		-	-