

ArcGIS Web Map

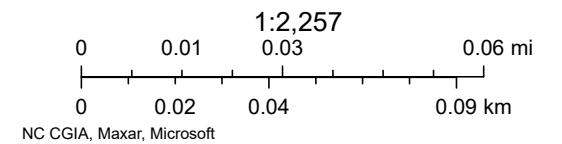


8/14/2024, 9:17:51 AM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary

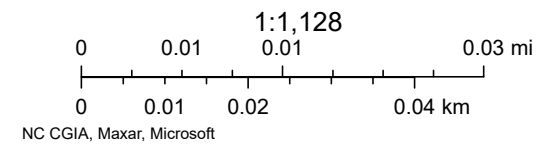


ArcGIS Web Map



8/14/2024, 9:14:39 AM

Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 12, 2024

RE: 1392 E. Center Street

The Board is asked to consider the following request:

Case: BZA24-0169 – The owner of property located at 1392 E. Center Street, Control Map 046N, Group K, Parcel 019.00 requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use of a duplex on the property. The property is zoned P-1, Professional Offices District.

Code reference:

Sec. 114-8. - Nonconforming uses

(4) *Discontinuance.* When a nonconforming use of any building or land has ceased for a period of one year, it shall not be reestablished or changed to any use not in conformity with this chapter without the written approval of the board of zoning appeals.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name MACHADO First DAVID M.I. J Date 8-7-24
Street Address 1245 Watauga Street Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 530 295-7778 E-mail Address machado david @ sbcglobal.net

PROPERTY INFORMATION:

Tax Map Information Tax map: 046N Group: K Parcel: 019.00: 37
Street Address 1392 E Center Street Apartment/Unit #
Current Zone P Proposed Zone
Current Use Chiropractor Office 1st Floor Proposed Use Duplex - Residential
Apartment 2nd Floor

REPRESENTATIVE INFORMATION:

Last Name Same as Applicant First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

Reestablish the Non Conforming Use of a Duplex on the property.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Signature]

Date: 8/9/24

Signed before me on this 9 day of August, 2024

a notary public for the State of ennessee

County of Sullivan

Notary Melina Burr

My Commission Expires 4-2-28



July 30, 2024


Bill Gillenwater

1392 E Center Street
Kingsport, TN 37660

To whom it may concern:

The above mentioned property was a duplex with a Residential zoning when I purchased it on October 4, 1984. I approached the City of Kingsport for a zoning change to Commercial which was granted. Should you require additional information, I can be reached at 423-477-1379.

Sincerely,



Bill Gillenwater

M E M O R A N D U M

October 23, 1984

TO: PROPERTY OWNERS NEAR OR ADJACENT TO REZONING REQUEST

FROM: Alan Webb, Planner *AW*

SUBJECT: WITHDRAWAL OF A REZONING REQUEST NEAR YOUR PROPERTY

Recently you received a memorandum from this department concerning a proposed rezoning request from R-1B, Single Family Residential, to P-1, Professional Office District, the property located at the intersection of East Center Street and Lamont Street. I would like to inform you that this request ~~was~~ ~~withdrawn October 18, 1984~~, before being presented to the Kingsport Regional Planning Commission. Subsequently, no action was taken on this matter. If, in the future, the request is resubmitted for consideration you will again receive a notification from this department. If you have any questions concerning this matter please contact the Planning Department at 245-5131, extension 201.

bsk

MAILED OUT
11-9-84

M E M O R A N D U M

November 8, 1984

TO: PROPERTY OWNERS NEAR OR ADJACENT TO REZONING REQUEST
FROM: Alan Webb, Planner I *AW*
SUBJECT: NOTICE OF A PUBLIC MEETING

This is to advise the property located at the intersection of East Center Street and Lamont Street is requested for rezoning from R-1B, Single Family Residential, to P-1, Professional Office District. This request was withdrawn from the agenda of the October 18, 1984 meeting of the Planning Commission, however, the petitioner is now requesting it be placed on the agenda for the November 15, 1984 meeting to be held in the Council Room in City Hall at 7:30 p.m. The purpose of this meeting is to discuss the merits of the rezoning and its impact on adjoining property. All persons interested in this matter are invited to attend.

If you have any questions about the rezoning contact the Planning Department at 245-5131, extension 201.

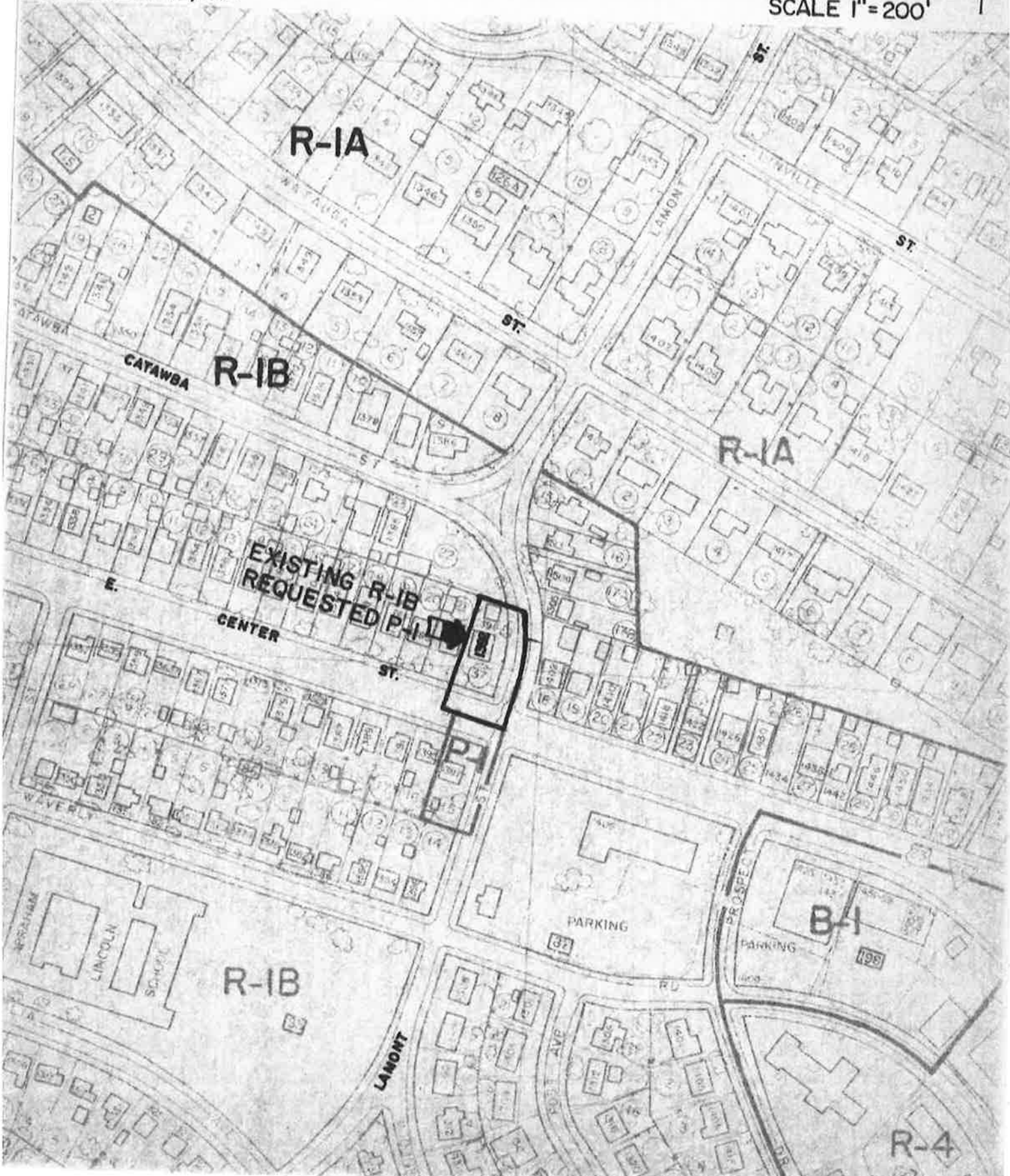
bsk

REZONING REQUEST

PRESENTED TO THE KINGSPORT REGIONAL PLANNING COMMISSION

NOVEMBER 15, 1984

SCALE 1"=200'



STAFF REZONING REPORT

TO: Kingsport Regional Planning Commission

Date: Nov. 12, 1984
Prepared by: Alan Webb,
Planner I

CASE NO.: 84-15

Applicant: Dr. Bill H. Gillenwater, Owner
Requested Action: Rezoning from R-1B, Single Family Residential to P-1,
Professional Office District

Purpose: To establish chiropractic office.

Location: At the intersection of Lamont Street and East Center St.

Size: The lot is 150 ft. in depth and has 69.46 ft. frontage on
East Center Street.

Existing Land Use: Vacant structure formerly used as a duplex.

Surrounding Land Use
and Zoning:

North: Single Family Residential, R-1B
South: One lot Professional Office
directly across Center Street,
and Single Family Residential,
R-1B, adjacent to this lot.
East: Single Family Residential, R-1B
West: Single Family Residential, R-1B

Master Plan: Area is designated low density residential.

Public Utilities: Utilities are adequate to serve developments.

Transportation: The Transportation Department analysis is the proposed
use is low in traffic generation and would not seriously
impact the existing traffic situation.

Parking: Eight spaces provided. Required is three spaces per
practitioner, plus one space for each employee.

Physical Characteristics: The structure has been vacant for some time and
is in deteriorated condition.

Options: (1) Recommend the rezoning to the Board of Mayor and Aldermen.
(2) Deny the rezoning.
(3) Postpone action until more information is presented.

Recommendation: The staff recommends the Planning Commission choose the
first option.

Rationale: (1) The property is currently vacant and in deteriorated
condition which has a negative impact on the adjoining

M E M O R A N D U M

October 12, 1984

TO: KINGSFORT REGIONAL PLANNING COMMISSION

FROM: Alan Webb, Planner L *AW*

SUBJECT: REZONING 1392 E. CENTER STREET

INTRODUCTION

Consider rezoning from R-1B, Single Family Residential to P-1, Professional Office District, one lot located at 1392 East Center Street. This petition was filed by Dr. Bill Gillenwater.

PRESENTATION OF SUBJECT

The Planning Commission is requested to rezone from R-1B to P-1, one lot located at the intersection of Lamont Street and East Center Street. There is one vacant structure located on the lot, and this structure appears to have been used as a duplex residence. In the opinion of the staff it is in deteriorated condition with regard to building codes. The map of the area indicates a second structure formerly existed on the lot, and the street numbering system indicates its previous use was for single family residence. This structure, however, has been previously removed. The adjacent land use is single family residential with the exception of a garage apartment located on the lot immediately behind the vacant structure. The structures in the general vicinity of the rezoning fronting on Catawba Street appear to be mostly occupied and are well maintained. However, the appearance of many structures fronting Center Street could justify this area being classified as transitional. Directly across East Center Street is a single lot P-1 zone containing one well-maintained structure.

The proposed use of the site is for a chiropractic office and the petitioner indicated on the rezoning petition the property will be restored in the same manner as the Hawkins Moody Building located across Center Street. Should it so desire, the Planning Commission has the authority to request a site plan for this property specifying such aspects as landscaping and screening of the lot from adjoining residences.

OPTIONS

The Planning Commission has the following options with regard to the rezoning:

1. Approve the request as submitted.

2. Deny the rezoning request.
3. Postpone action until further information is presented.

RECOMMENDATION

The staff would like to advise the Commission that the rezoning of one lot for a particular use could be constructed as spot zoning, however, the recommendation is to choose option. 1 based on the following national.

1. The property has remained vacant for some time which may tend to act as a catalyst encouraging a transitional atmosphere in the neighborhood. Whereas based on the precedent set by Hawkins Moody development of the property for a professional office could enhance the area preventing further deterioration.
2. The evaluation of the Traffic Department is the proposed use of the site is low in traffic generation, and access is to be on Lamont and not Center Street. On this basis, the rezoning should not severely impact the existing traffic situation.
3. In planning theory the utilization of a P-1 zone at the intersection of a major artery and a local street in a residential area is a valid example of the concept of buffer areas.

bsk

REZONING REQUEST

PRESENTED TO THE KINGSPORT REGIONAL PLANNING COMMISSION
OCTOBER 18, 1984

SCALE 1" = 200'



R-1A

R-1B

CATAWBA

EXISTING R-1B
REQUESTED P-1



E.

CENTER

ST.

LARONT


ST.

ST.

ST.

M E M O R A N D U M

November 28, 1984

TO: William R. Cook, City Manager
FROM: Jimmy Walker, Director of Planning 
SUBJECT: REZONING OF ONE LOT AT INTERSECTION OF LAMONT STREET AND
EAST CENTER STREET

INTRODUCITON

Consider the recommendation of the Planning Commission to rezone one lot located in the northwest quadrant of Lamont Street and East Center Street from R-1B, Single Family Residential, to P-1, Professional Office District.

PRESENTATION OF SUBJECT

On November 15th, the Kingsport Planning Commission considered a request by Dr. Bill H. Gillenwater to rezone one lot located at the intersection of Lamont Street and Center Street to establish a chiropracter's office at this location. The Commission was of the opinion that rezoning was in order since it would allow the structure to be repaired and put to a productive use within the community.

After notifying all adjoining property owners, there were no objections voiced to the rezoning. Attached is the staff report to the Planning Commission that explains the request in detail.

OPTIONS

It appears that the Board of Mayor and Aldermen has the following options with regard to this request.

1. Accept the recommendation of the Planning Commission and set a date for a public hearing which could be held at the first meeting in January, 1985.
2. Deny the request of the Commission.
3. Postpone action pending further investigation.

RECOMMENDATION

The staff suggests that the Board of Mayor and Aldermen accept the recommendation of the Planning Commission and set a date for a public hearing on the rezoning.

bsk

cc: Dennis Ward

STAFF REZONING REPORT

TO: Kingsport Regional Planning Commission

Date: Nov. 12, 1984

CASE NO.: 84-15

Applicant: Dr. Bill H. Gillenwater, Owner
Requested Action: Rezoning from R-1B, Single Family Residential to P-1, Professional Office District

Purpose: To establish chiropractic office.

Location: At the intersection of Lamont Street and East Center St.

Size: The lot is 150 ft. in depth and has 69.46 ft. frontage on East Center Street.

Existing Land Use: Vacant structure formerly used as a duplex.

Surrounding Land Use
and Zoning:

North: Single Family Residential, R-1B
South: One lot Professional Office
directly across Center Street,
and Single Family Residential,
R-1B, adjacent to this lot.
East: Single Family Residential, R-1B
West: Single Family Residential, R-1B

Master Plan: Area is designated low density residential.

Public Utilities: Utilities are adequate to serve developments.

Transportation: The Transportation Department analysis is the proposed use is low in traffic generation and would not seriously impact the existing traffic situation.

Parking: Eight spaces provided. Required is three spaces per practitioner, plus one space for each employee.

Physical Characteristics: The structure has been vacant for some time and is in deteriorated condition.

Options: (1) Recommend the rezoning to the Board of Mayor and Aldermen.
(2) Deny the rezoning.
(3) Postpone action until more information is presented.

Recommendation: The staff recommends the Planning Commission choose the first option.

Rationale: (1) The property is currently vacant and in deteriorated condition which has a negative impact on the adjoining

residential property. If rezoned, the structure would be renovated in a manner that would enhance the area.

- (2) The evaluation of the Traffic Department is the proposed use would be low in traffic generation and with access being on Lamont, not Center Street, the impact to the existing situation should not present any major problems.
- (3) In planning theory, utilization of a P-1 zone at the intersection of a major artery and local street in a residential area is a valid buffer concept.

REZONING REQUEST

PRESENTED TO THE KINGSPORT REGIONAL PLANNING COMMISSION

NOVEMBER 15, 1984

SCALE 1"=200'



R-1A

CATAWBA

R-1B

EXISTING R-1B
REQUESTED P-1

CENTER

ST.

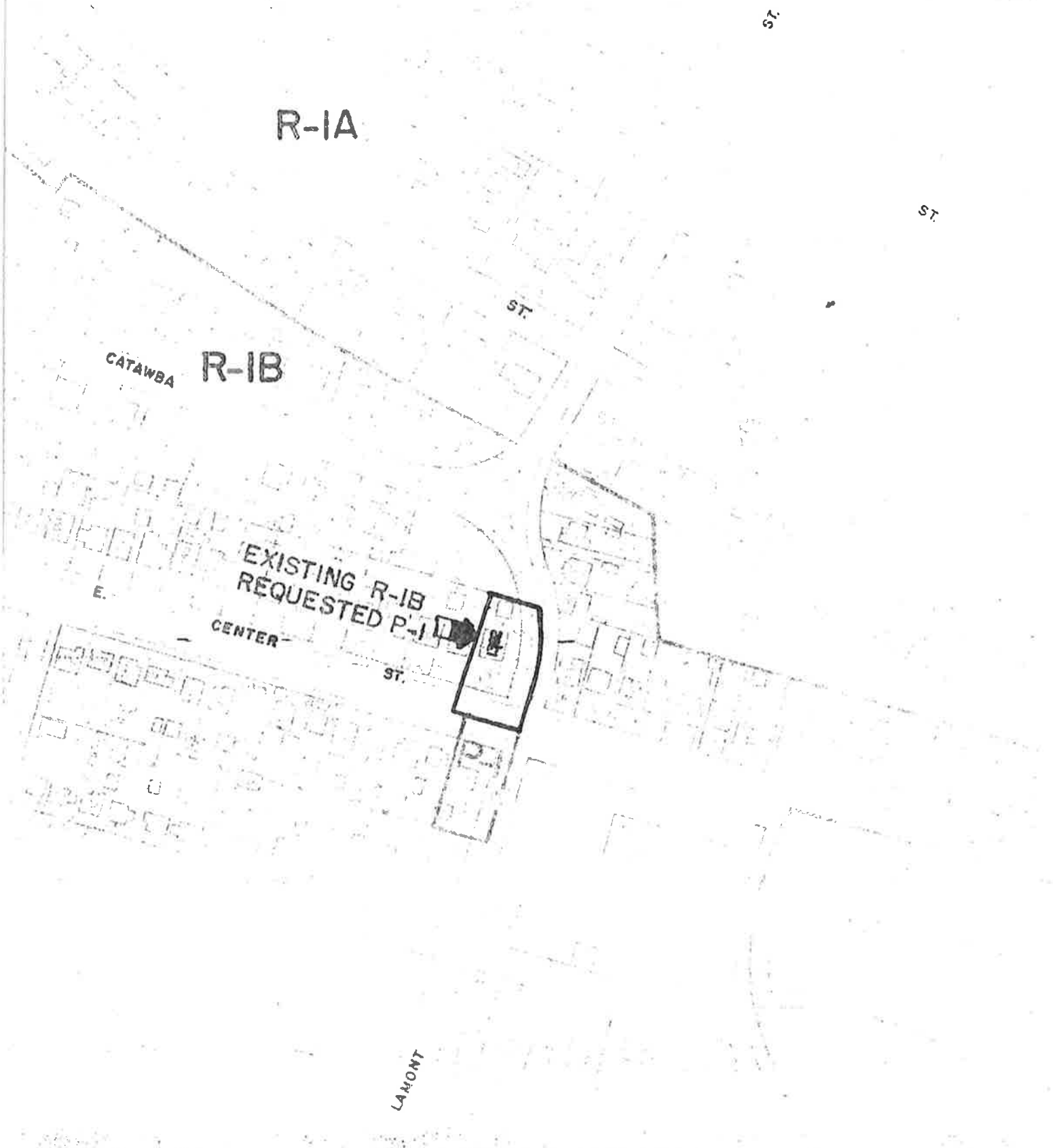
LAMONT

ST.

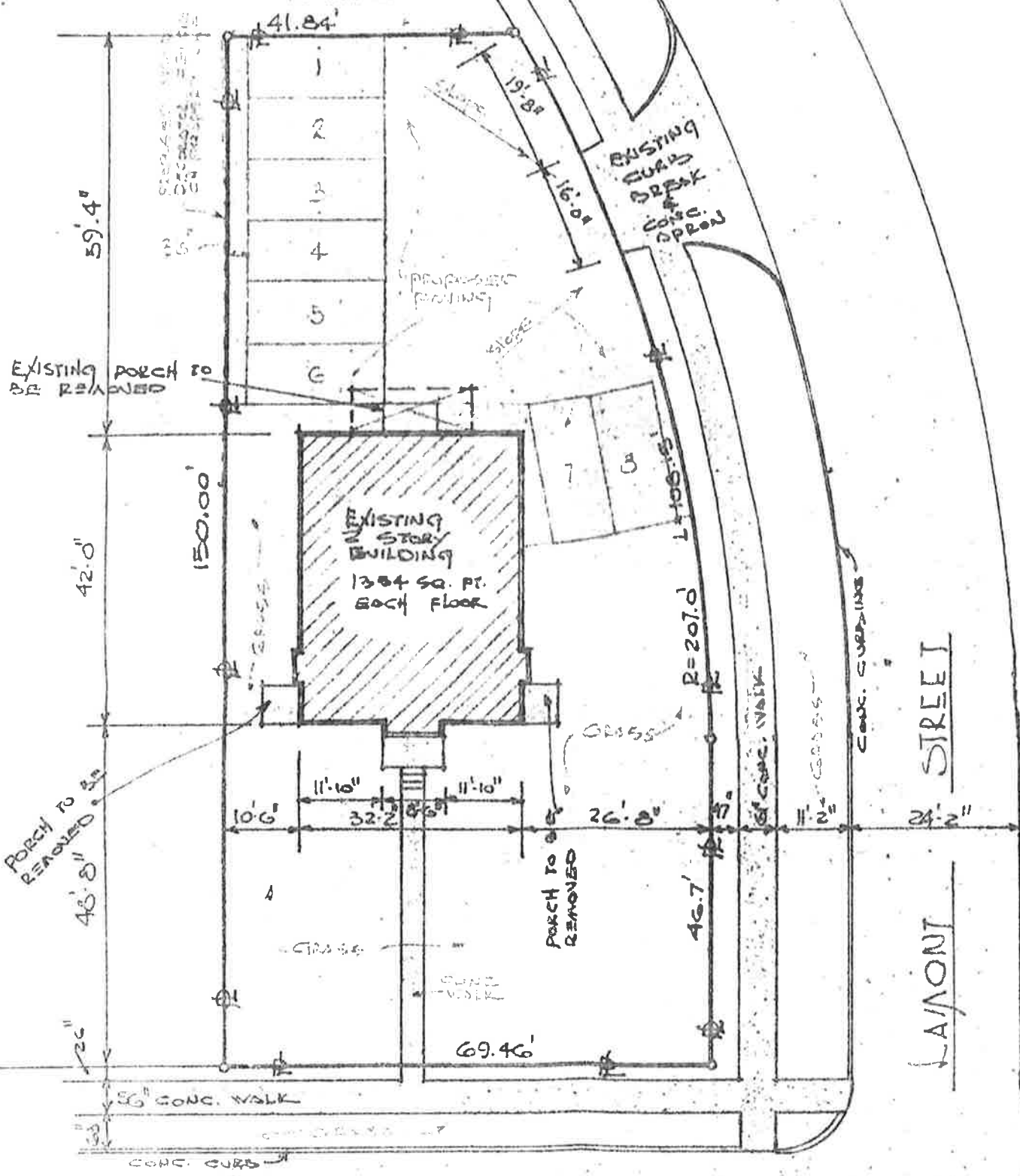
ST.

ST.

E.



ENGINEERED
TO STANDARDS



E. CENTER STREET

TO
DOWNTOWN

LAFONT STREET

CITY OF KINGSPORT, TENNESSEE
 BOARD OF MAYOR AND ALDERMEN
 ACTION FORM

Item 12-6-110 Recommendation of Planning Commission to rezone property at Lamont & Center

Date of Board Meeting December 6, 1984 Date Prepared November 29, 1984

Presentation

At their meeting on November 15, the Planning Commission considered a request by Dr. Bill H. Gillenwater to rezone one lot located at the intersection of Lamont Street and East Center Street from R-1B Single Family Residential to P-1 Professional Office District, in order to establish a chiropractor's office at this location. The Commission was of the opinion that rezoning was in order since it would allow the structure to be repaired and put to a productive use within the community.

All property owners were notified of the proposed rezoning, and there were no objections voiced to it.

Action Requested

Accept the recommendation of the Planning Commission and set a Public Hearing on the matter, to be held at the regular meeting on January 2, 1985.

William L. Cook

City Manager

Follow-up Directions

The Board accepted the recommendation of the Planning Commission and set a Public Hearing for the regular meeting on January 2, 1985.

Date <u>12-6-84</u>		Yes	No	Other	Routing:	Com. Rel.
(X) Approved	Spencer	___	___	___	Pub. Wks. ___	City Atty. <u>JM</u>
() Denied	Watterson	___	___	___	Planning <u>JHW</u>	Personnel ___
() 1st Reading	Douglas	___	___	___	City Rec. ___	Engineering ___
() 2nd Reading	Everett	___	___	___	Purchas. ___	Building ___
() 3rd Reading	Hubbard	___	___	___	Com. Svc. ___	Police ___
() Deferred to	Todd	___	___	___	Transpor. ___	Fire ___
() Referred to	Williams	___	___	___	Assistant <u>DWW</u>	Safety ___
					CD ___	Recreation ___
					Leis. Svc. ___	Other ___



CITY OF KINGSPORT
TENNESSEE

225 WEST CENTER STREET
KINGSFORT, TENNESSEE 37660
PHONE (615) 245-5131

February 28, 1985

Mr. Bill H. Gillenwater
215 Wrenwood Court
Kingsport, TN 37660

Dear Mr. Gillenwater:

This is to inform you that the Kingsport Board of Mayor and Aldermen passed on third and final reading an Ordinance to rezone the property located at Center Street and Lamont Street intersection from R-1B, Single Family Residential, to P-1, Professional Office District. This rezoning will become effective with publication of the Legal Notice in the Kingsport Times-News.

If you have any questions concerning this rezoning, or if I can be of any further assistance in this matter, please contact the Planning Department at 245-5131, extension 201.

Sincerely,

Alan Webb
Planner I

AW/kss

BLOCK & LOT NO.	OWNER	ADDRESS	LAND USE	ACCESSED VALUATION	TAXES RECEIVABLE
	MAP 46 N "K"				
P-15 ✓	HOMER R. FINE	1317 E. CENTER ST.	KPT	TENN.	37660
P-16 ✓	STEVEN E. KRAMER	1373 CATAWBA ST.	"	"	"
P-17 x	DALE D. & PATRICIA BUCKLES	1385 CATAWBA ST.	"	"	"
P-18	"	"	"	"	"
P-19 x	BEULAH M. PIPPIN				
	% MARIE S. PARKS	Box 3866	"	"	37664
P-20 *	LYNN W. TURNER	705 YADKIN ST.	"	"	37660
P-21 x	ROBERT PIKOUSKY	1386 E. CENTER ST.	"	"	37664
P-22 ✓	CECIL MORELOCK	1382 "	"	"	37664
P-23 x	GERRY MILLER	1378 "	"	"	"
P-24 x	MARTLE SLATER	4707 COUNTRY CLUB VIEW	BAYTOWN	TX	77521
P-25 ✓	MAGGIE A. KING	1370 E. CENTER ST.	KPT	TENN.	37664
	MAP 46 N "M"				
P-25 x	GLENDA BALL	121 E. RAUING	KPT	TENN	37663
P-26 ✓	DEE HORTON	1410 E. CENTER ST.	"	"	"
P-27 ✓	DAVID T. CREECH	1013 E. SOLLIVAN ST.	"	"	"
P-28 x	GEORGE W. CAPP	Box 1 Box 289	FALL BEACH	"	37656
P-29 x	CHARLES E. WILLET	1624 CRESCENT DR.	KPT	"	37664
P-30 x	HOWARD BALLARD SR.	1509 LAMONT ST.	"	"	"
P-31 ✓	ELEANOR PECKTAL	5028 MEMORIAL BLVD	"	"	"



CITY OF KINGSPORT
TENNESSEE

225 WEST CENTER STREET
KINGSPORT, TENNESSEE 37660
PHONE (615) 245-5131

November 29, 1984

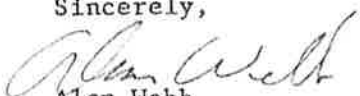
Dr. Bill Gillenwater
213 Wrenwood Court
Kingsport, TN 37663

Dear Dr. Gillenwater:

This is to advise that due to a time conflict with several members of the Board the next regular meeting of the Kingsport Board of Mayor and Aldermen has been postponed until Thursday, December 6, 1984. This meeting will be held at 7:00 p.m. in the large court room at City Hall, and at this time the Board is scheduled to consider establishing the date for a Public Hearing on the rezoning of your property. It is suggested that either you or your representative be present at this meeting to answer questions the Board members may have and observe any action the Board may take regarding the rezoning.

I hope rescheduling the meeting to Thursday from the regular Tuesday night meeting does not present any inconvenience. If you have any questions concerning this matter please contact the Planning Department at 245-5131, extension 201.

Sincerely,


Alan Webb
Planner I

AW:bsk

ZONING APPLICATION FORM

Date Sept 12, 8, 1984 Case No. _____

Date Received _____
(FOR STAFF USE)

Gentlemen:

I hereby petition the City of Kingsport, to amend the Zoning Ordinance of the City of Kingsport as hereinafter shown:

Street Address 1392 E Center St Lot No. 19 Block No. 13
(Attach a map showing accurate boundary survey and acreage of property to be rezoned).

Acreage of Property 46.9 Less than 1 acre Required Fee \$ 25⁰⁰

Present Zoning R1-B Requested Zoning P-1

Proposed use of land Professional Office - Chiropractic

Why Petitioner feels change is justified It is our sincere desire to relocate our office to this location. We feel that we could greatly enhance Center St. by restoring this property to its original beauty as Mr Hawkins + Mr Moody have done across the Street.

(for more space, attach sheet)

Name, address and phone number of owner(s) of property or agent of the owner 239-7455

Dr. Bill + Martha Gillenwater 215 Wrenwood Ct Kingsport, TN 37663

I/we certify that the above information is true and correct, and give my/our permission to the City of Kingsport to erect appropriate signs on the subject property notifying all interested citizens of the time and place for discussion and action on the petition for rezoning. (See Article XII, Section 2 of the Zoning Ordinance.)

Bill H. Gillenwater Martha Gillenwater
SIGNATURE OF OWNER(S)

NOTICE OF INFORMATION ON FILING AND SCHEDULE OF PAYMENT

- (1) An application for an amendment to the Zoning Ordinance and Map shall be filed in the office of the City Planner, City Hall, prior to the first of the month in which the amendment is to be considered.
- (2) The amendment shall be accompanied by a payment, payable to the Treasurer of the City of Kingsport to defray part of the administrative cost of processing the rezoning application. The amount of payment shall be as set out in the following schedule:

<u>ACREAGE</u>	<u>AMOUNT OF PAYMENT</u>
Under 1.0 acre	\$ 25.00
1.0 acre or more but less than 2.0 acres	\$ 50.00
2.0 acre or more but less than 3.0 acres	\$ 75.00
3.0 acre or more but less than 10.0 acres	\$ 100.00
10.0 acre or more but less than 25.0 acres	\$ 125.00
25.0 acres or more	\$ 150.00

- (3) The Planning Commission will give public notice of the proposed revision or amendment by erecting an appropriate sign on the property which would be affected by the proposed change and send a notice of the time and place for a public discussion of the proposed change to owners fronting or abutting the property in question.



GIL HODGES
SULLIVAN COUNTY OFFICE OF PROPERTY ASSESSMENTS

P. O. BOX 587
BLOUNTVILLE, TN 37617

May 13, 1987

PHONE ALL NUMBERS
323-5120
323-5701
323-7882


ASSESSMENT CHANGE NOTICE

Your assessment on property you own on/at 1392 E. Center St
has been changed for 1987, because One fireplace has been
removed and the classification changed from residential to
commercial

Your total assessment for 1987 (including land and all improve-
ments) will be \$ 19,920.

The amount of taxes on this property will be determined by
the tax rate set by your County Commissioners.

If you wish to appeal your assessment to the Sullivan County
Board of Equalization, please call 323-5701 for an appointment.



Gil Hodges
Property Assessor

GH/mf

Mr. Bill H. Gillenwater
215 Wrenwood Ct
Kingsport, TN 37664

1392 E CENTER ST
 GILLENWATER BILL H &
 MARTHA
 215 WRENWOOD CT
 KINGSPORT TN 376
 11 046N K 046N 019.00 000 4

FAIRACRES ADD
 BK 1PG 99BLK 1LOT 37

REAL ESTATE
 APPRAISAL CARD
 SULLIVAN CO.
 TENNESSEE

11 046N K 046N 019.00 0

PARCEL IDENTIFICATION NUMBER

DATE PRINTED 04/24/84 1 OF 1

APPRAISED VALUE RECAP

THIS CARD	TWO PARCELS
BASE	40492
LAND	4680
TOTAL	45172

UNITS/CARD 52.00
 UNITS/PARCEL 52.00

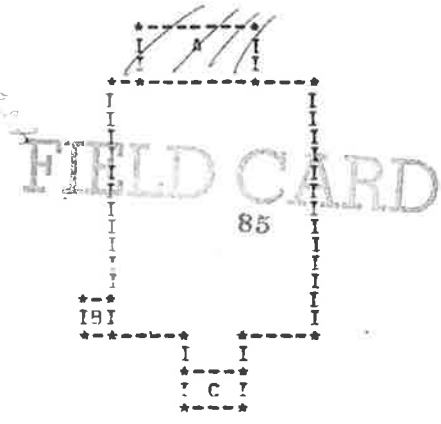
BUILDING DIMENSIONS

BASE-7*25+36*6+12*2+
 8*2+12*42
 A-OPF-7*18
 B-OPF-5*6
 C-OPF-4*8*
 ST2
 USF-32*42+32*42*
 ST0
 BMU-32*10+32*10

FOUNDATION CONTINUOUS FOOTING
 FLOOR SYSTEM WOOD W / SUR FLR HF1.00
 EXT WALL COMMON BRICK PWF1.00
 STRUCT FRAME NONE
 ROOF FRAMING GABLE / HIP
 ROOF COV-DEC COMPOSITION SHINGLE
 CAB-MILLWORK BELOW AVERAGE
 FLOOR FINISH HARDWOOD / PARQUE
 INTER FINISH PLASTERED DIRECT P51.00
 PAINT-DECOR BELOW AVERAGE
 HTG/AIR COND HEATING & DUCTS
 PLUMBING NO. OF FIXTURES 6
 BATH TILE NONE
 ELECTRICAL BELOW AVERAGE
 QUAL FACTOR AVERAGE

TOTAL UNITS 107 100 94 101 30.65 30.96 01 30 30

AREA DISC	% OF RATE	ADDED SQ FOOT RATE	AREA RATE	NO. OF SQ FEET	REPL COST
BASE	100	30.96	30.96	1360	42106
USF	90	30.96	27.86	1344	37444
OPF	30	30.96	9.29	188	1747
BMU	20	30.96	6.19	320	1981



TOTAL AREAS 508 BASE 2704

AGE	DEPRECIATION	REPL COST	DEPR. VALUE
53 53	0 0 0 47	43278	39141

DESCRIPTION OF EX FEAT SPEC BLDG	UNIT PRICE	UNITS	APPRaised VALUE	NET COMD	DEPR VALUE
FRPL A	140000	230	100	4700	1314
PATIO	180	19230	300	1000	35

TOTAL CALCULATED EX FEAT SPEC BLDG VALUE 1351 40492

GENERAL PARCEL DATA
02 03 83 1 2 0 0 0 3

TYPE	LAND PRICE	ADDED LAND PRICE	LAND UNITS	LAND VALUE
RESIDENT.	0052X0152	100.00	90 100	90.00 52.00 4680
TOTAL	CALCULATED	LAND	VALUE	4680

GENERAL CARD DATA
10 14 81 1 IN

20204 City of Memphis PD 7-10-11 Project

1392 E CENTER ST
 PIPPIN BEULAH M
 & MARIE S PARKS
 BOX 3266
 KINGSPORT TN 37664

FAIRACRES ADD BK 1PG 998LK 1LOT 37

REAL ESTATE APPRAISAL CARD
 SULLIVAN CO TENNESSEE

11 046N K 046N 019.00 0
 PARCEL IDENTIFICATION NUMBER
 DATE RAN 08/26/83

Rel' B 2/13/84

FOUNDATION CONTINUOUS FOOTING
 FLOR SYSTEM WOOD W / SUB FLR HF1.00
 EXT WALL COMMON BRICK PWF1.00
 STRUCT FRAME NONE
 ROOF FRAMING GABLE / HIP
 ROOF COV-DEC COMPOSITION SHINGLE
 CAB-MILLWORK BELOW AVERAGE
 FLOOR FINISH HARDWOOD / PARQUE
 INTER FINISH PLASTERED DIRECT PF1.00
 PAINT-DECOR BELOW AVERAGE
 HTG/AIR COND HEATING W / DUCTS
 PLUMBING NU. OF FIXTURES 34
 BATH TILE NONE
 ELECTRICAL BELOW AVERAGE
 QUAL FACTOR AVERAGE 30

OLD 64766 x 258 16675
 NEW 45200 x 258 11360

APPROXIMATE VALUE RECAP
 LAND 61969
 IMPROV 4680
 TOTAL 66649

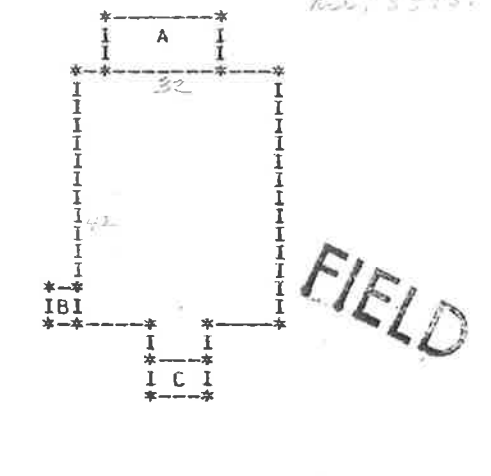
UNITS/CARD 52.00
 UNITS/PARCEL 52.00

TOTAL UNITS	SHAPE	SIZE	ADJ. UNITS	BASE RATE	ADJ. BASE RATE	IMP. TYPE	REPL COST
107	100	94	101	30.65	30.96	01	30 55

AREA DESIG	% OF RATE	ADJ. NO	AREA RATE	NO OF SQ FEET	REPL COS NEW
BASE	100	30.96	30.96	1360	42106
USF	90	30.96	27.86	1344	37444
UPF	30	30.96	9.29	188	1747
BMU	20	30.96	6.19	320	1981

AGE	DEPRECIATION	REPL COST NEW	DEPR. REPL COST
28	28	0	0
		83278	59960

DESCRIPTION OF EX FEAT-SPEC BLDG	SIZE (SQ FT)	UNIT PRICE	UNITS	REPL COST	DEPR VALUE
1 FRPL BA	14	21000	230	100	4700
2 PATIO	12x16	180	19230	300	1000



BUILDING DIMENSIONS
 CASE-7*25*36*6*12*2*
 8*2*12*42
 A-UPF-7*18
 B-UPF-3*6
 C-UPF-4*8*
 ST2
 USF-32*42*32*42*
 ST0
 BMU-32*10*32*10

TOTAL CALCULATED EX FEAT-SPEC BLDG VALUE	LAND VALUE	TOTAL VALUE
2009	61969	40792

GENERAL PARCEL DATA
02 03 83 1 2 0 0 0

TOTAL	CALCULATED	LAND	VALUE
			4680