

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 WELLS JOHN DAVID &
 SHELIA ANN BROOKS
 1404 VAN OAKS DR
 KINGSPORT TN 37665

Current Owner

VAN OAKS DR 1404
 Ctrl Map: 030H Group: A Parcel: 017.50 Pl: SI: 000

Value Information

Land Market Value: \$14,800
Improvement Value: \$635,900
Total Market Appraisal: \$650,700
Assessment Percentage: 25%
Assessment: \$162,675

Subdivision Data

Subdivision:
 DONALD GODSEY PROP REPLAT
Plat Book: 53 **Plat Page:** 138 **Block:** **Lot:** 3

Additional Information

General Information

Class: 00 - Residential
City #: 380
Special Service District 1: 000
District: 12
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City: KINGSPORT
Special Service District 2: 000
Neighborhood: K15
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.48 **Calculated Acres:** .46 **Total Land Units:** 0.46

Land Code	Soil Class	Units
01 - RES		0.46

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 12 - BRICK/WOOD
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 4602
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

Stories:
 4.00
Actual Year Built:
 2015
Plumbing Fixtures:
 20
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 09 - HARDWOOD/PARQUE
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,648
BSF - BASE SEMI FINISHED	1,648
GRF - GARAGE FINISHED	529
OPF - OPEN PORCH FINISHED	84
USH - UPPER STORY HIGH	2,177
EPF - ENCLOSED PORCH FINISHED	432
BMF - BASEMENT FINISHED	1,648
OPU - OPEN PORCH UNFINISHED	992

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X16	160
1	WDK - WOOD DECK	16X35	560
1	POL - SWIMMING POOL	20X40	800
1	PTO - PATIO	16X20	320

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/3/2024	\$75,000	3588	2450	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
3/24/2023	\$0	3550	1203		TR - TRUSTEE'S DEED	-
9/10/2010	\$15,000	2906C	295	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
8/5/2009	\$0	2805C	102		-	-