

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

Jan 1 Owner  
 TRIPLETT TOBY K &  
 MARTHA CLEARY  
 1406 VAN OAKS DR  
 KINGSPORT TN 37665

Current Owner

**VAN OAKS DR 1406**

Ctrl Map: 030H    Group: A    Parcel: 023.00    Pl:    Sl: 000

**Value Information**

**Land Market Value:** \$12,200  
**Improvement Value:** \$175,500  
**Total Market Appraisal:** \$187,700  
**Assessment Percentage:** 25%  
**Assessment:** \$46,925

**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**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/24/1993	\$59,950	935C	531	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/1/1974	\$0	0044C	00526		-	-

**Land Information**

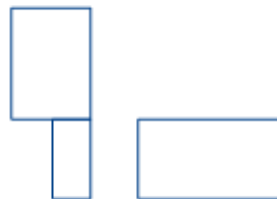
Deed Acres: 0	Calculated Acres: .26	Total Land Units: 0.26
Land Code	Soil Class	Units
01 - RES		0.26

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1175  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1972  
**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 Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,175
BMF - BASEMENT FINISHED	300
BMU - BASEMENT UNFINISHED	875

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	STP - STOOP	4X9	36
1	CPY - CANOPY	4X8	32
1	CPY - CANOPY	4X9	36
1	CPY - CANOPY	5X8	40
1	STP - STOOP	5X8	40
1	STP - STOOP	4X8	32
1	PTO - PATIO	IRR	272