

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

Jan 1 Owner  
 WADSWORTH PAUL DAVID &  
 CONNIE PETERS WADSWORTH  
 254 OLD ISLAND TR  
 KINGSPORT TN 37664

Current Owner

**OLD ISLAND TRL 254**

Ctrl Map: 032M    Group: B    Parcel: 005.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$63,200  
**Improvement Value:** \$434,000  
**Total Market Appraisal:** \$497,200  
**Assessment Percentage:** 25%  
**Assessment:** \$124,300

**Subdivision Data**

**Subdivision:** CROCKETT LANDING AT  
**Plat Book:** 52    **Plat Page:** 956    **Block:**    **Lot:** 34R

**Additional Information**

TRUSTEES

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 07    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
------------	------	-------------	------------

**Sale Information**

Long Sale Information list on subsequent pages

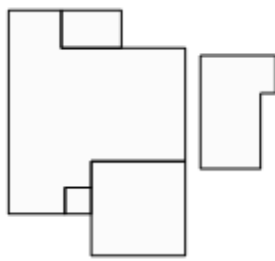
**Land Information**

<b>Deed Acres:</b> 0.29	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 0.29
Land Code	Soil Class	Units
01 - RES		0.29

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 2329  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 04 - IRR SHAPE

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2016

**Plumbing Fixtures:**

9

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

10 - HARDWOOD-TERR-TILE

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,809
OPF - OPEN PORCH FINISHED	160
GRF - GARAGE FINISHED	625
OPF - OPEN PORCH FINISHED	49
USF - UPPER STORY FINISHED	520

**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>
10/20/2025	\$0	3672	1429		QC - QUITCLAIM DEED	-
5/31/2017	\$315,000	3245	753	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/31/2010	\$951,889	2863C	52	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/25/2004	\$0	2088C	128		-	-