

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

Jan 1 Owner  
 Current Owner  
 SAFRANYOS JUSTIN S &  
 SHAUNA D HENRY  
 414 SEQUOYAH DR  
 KINGSPORT TN 37660

**SEQUOYAH DR 414**  
 Ctrl Map: 046H    Group: L    Parcel: 012.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$12,200  
**Improvement Value:** \$78,200  
**Total Market Appraisal:** \$90,400  
**Assessment Percentage:** 25%  
**Assessment:** \$22,600

**Subdivision Data**

**Subdivision:** CHEROKEE VILLAGE  
**Plat Book:** 2    **Plat Page:** 112    **Block:** 2    **Lot:** 24Y

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	10X10	100

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

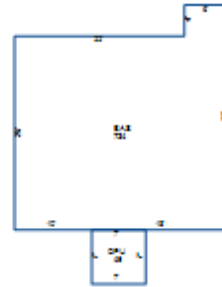
**Deed Acres:** 0    **Calculated Acres:** .16    **Total Land Units:** 0.16

Land Code	Soil Class	Units
01 - RES		0.16

**Residential Building #: 1**

**Improvement Type:** 51 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 0 - BELOW AVERAGE  
**Square Feet of Living Area:** 724  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 08 - PLASTERED DIRECT  
**Bath Tiles:** 00 - NONE  
**Shape:** 00 - SQUARE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 1943  
**Plumbing Fixtures:** 3  
**Condition:** AV - AVERAGE  
**Floor System:** 01 - SLAB ON GRADE  
**Roof Cover/Deck:** 13 - PREFIN METAL CRIMPED  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 03 - AVERAGE  
**Electrical:** 02 - BELOW AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	724
OPU - OPEN PORCH UNFINISHED	49

**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>
11/26/2025	\$120,000	3677	2064	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/17/2025	\$0	3677	2060		HR - AFFIDAVIT OF HEIRSHIP	-
6/11/2025	\$0	3655	1522		QC - QUITCLAIM DEED	-
1/6/2016	\$45,500	3186	512	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/31/2011	\$43,000	3006	538	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/4/2009	\$0	2812C	246		-	-
6/20/2008	\$31,400	2679C	52	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE