

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

Jan 1 Owner  
 WILSON JOHN JR  
 1622 VANCE ST  
 KINGSPORT TN 37664

Current Owner

**VANCE ST 1622**

Ctrl Map: 046M    Group: G    Parcel: 023.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$16,300  
 Improvement Value: \$118,000  
 Total Market Appraisal: \$134,300  
 Assessment Percentage: 25%  
 Assessment: \$33,575

**Subdivision Data**

Subdivision: VANCE ADD RESUB  
 Plat Book: 1    Plat Page: 12    Block: 3    Lot: 27

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #: 380  
 Special Service District 1: 000  
 District: 11  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL  
 GAS

City: KINGSPORT  
 Special Service District 2: 000  
 Neighborhood: K01  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning:

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**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: 04 - SIDING AVERAGE  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1 - AVERAGE  
 Square Feet of Living Area: 984  
 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: 1930  
 Plumbing Fixtures: 9  
 Condition: AV - AVERAGE  
 Floor System: 04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck: 13 - PREFIN METAL CRIMPED  
 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	984
OPF - OPEN PORCH FINISHED	84

**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>
12/6/2019	\$79,900	3361	1010	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/13/2018	\$0	3277	1242		TR - TRUSTEE'S DEED	-
4/30/2012	\$0	3032	2449		-	-
6/24/2011	\$0	3006	2410		-	-
11/8/1991	\$14,000	804C	187	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/8/1990	\$7,500	707C	237	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED