

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

Jan 1 Owner  
 HOLBROOK DEE ANNA L &  
 GERARD E LEONARD  
 1346 WATAUGA ST  
 KINGSPORT TN 37660

Current Owner

**WATAUGA ST 1346**  
 Ctrl Map: 046N    Group: F    Parcel: 017.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$55,600  
**Improvement Value:** \$280,900  
**Total Market Appraisal:** \$336,500  
**Assessment Percentage:** 25%  
**Assessment:** \$84,125

**Subdivision Data**

**Subdivision:**  
 DOBYNS ADD  
**Plat Book:** 3    **Plat Page:** 115    **Block:** 126A    **Lot:** 5

**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  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	4X13	52
1	STP - STOOP	3X5	15

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

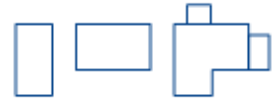
**Deed Acres:** 0    **Calculated Acres:** .46    **Total Land Units:** 0.46  

Land Code	Soil Class	Units
01 - RES		0.46

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2020  
**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

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

1957

**Plumbing Fixtures:**

6

**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 Areas**

Areas	Square Feet
BAS - BASE	1,747
EPF - ENCLOSED PORCH FINISHED	180
GRF - GARAGE FINISHED	286
BMU - BASEMENT UNFINISHED	1,035
ATF - ATTIC FINISHED	1,363

**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>
11/30/2004	\$176,000	2199C	246	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/27/1993	\$104,000	932C	391	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/12/1945	\$0	0072A	00076		-	-