

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

Jan 1 Owner  
 EIDSON CHARLES A & AMANDA  
 3001 WANDERING DR  
 KINGSPORT TN 37660

Current Owner

**WANDERING DR 3001**

Ctrl Map: 047D    Group: A    Parcel: 049.30    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$50,800  
**Improvement Value:** \$1,009,300  
**Total Market Appraisal:** \$1,060,100  
**Assessment Percentage:** 25%  
**Assessment:** \$265,025

**Subdivision Data**

**Subdivision:** WINDRIDGE EST SEC 3  
**Plat Book:** 36    **Plat Page:** 92    **Block:** 2    **Lot:** 21

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 10  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - 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
1	PTO - PATIO	21X34	714
1	POL - SWIMMING POOL		648

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .55    **Total Land Units:** 0.55

Land Code	Soil Class	Units
01 - RES		0.55

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2 - ABOVE AVERAGE  
**Square Feet of Living Area:** 4002  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2004  
**Plumbing Fixtures:** 11  
**Condition:** AV - AVERAGE  
**Floor System:** 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:** 03 - COMPOSITION SHINGLE  
**Floor Finish:** 11 - CARPET COMBINATION  
**Paint/Decor:** 04 - ABOVE AVERAGE  
**Electrical:** 04 - ABOVE AVG  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,983
USF - UPPER STORY FINISHED	1,404
USF - UPPER STORY FINISHED	615
OPF - OPEN PORCH FINISHED	62
GRF - GARAGE FINISHED	758
BMU - BASEMENT UNFINISHED	1,983
OPF - OPEN PORCH FINISHED	416

**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>
7/29/2016	\$665,000	3210	429	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/17/2003	\$25,000	1957C	460	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
2/14/2003	\$0	1891C	239		-	-
4/6/1990	\$0	717C	689		-	-