

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

Jan 1 Owner  
 AVEN DONALD W & CECILE O  
 5404 HERITAGE LN  
 KINGSPORT TN 37664

Current Owner

**HERITAGE LN 5404**

Ctrl Map: 047E    Group: B    Parcel: 006.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$34,300  
**Improvement Value:** \$402,900  
**Total Market Appraisal:** \$437,200  
**Assessment Percentage:** 25%  
**Assessment:** \$109,300

**Subdivision Data**

**Subdivision:**  
 BEECHCLIFF ESTATES

**Plat Book:** 7    **Plat Page:** 55    **Block:** D    **Lot:** 2

**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:** 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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/31/2017	\$305,000	3245	1825	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
6/14/1965	\$0	0259A	00653		-	-

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .74    **Total Land Units:** 0.74

Land Code	Soil Class	Units
01 - RES		0.74

**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:**  
 3221  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

1968

**Plumbing Fixtures:**

9

**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	1,916
BSF - BASE SEMI FINISHED	504
BMF - BASEMENT FINISHED	640
OPF - OPEN PORCH FINISHED	18
CPF - CARPORT FINISHED	594
BMU - BASEMENT UNFINISHED	144
UTU - UTILITY UNFINISHED	30
USH - UPPER STORY HIGH	1,152
ATF - ATTIC FINISHED	551

## Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	9X24	216
1	STP - STOOP	5X11	55
1	PTO - PATIO	9X24	216
1	PTO - PATIO	IRR	251