

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

Jan 1 Owner  
 WALLEN BRIAN K & HOLLY S  
 5103 WATERFORD DR  
 KINGSPORT TN 37664

Current Owner

**WATERFORD DR 5103**  
 Ctrl Map: 063G    Group: A    Parcel: 022.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$42,600  
**Improvement Value:** \$444,700  
**Total Market Appraisal:** \$487,300  
**Assessment Percentage:** 25%  
**Assessment:** \$121,825

**Subdivision Data**

**Subdivision:** FALL CREEK SUB  
**Plat Book:** 13    **Plat Page:** 47    **Block:** A    **Lot:** 41

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City #:**  
**Special Service District 1:** 000    **Special Service District 2:** 000  
**District:** 07    **Neighborhood:** K03  
**Number of Buildings:** 1    **Number of Mobile Homes:** 0  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE    **Zoning:** R-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

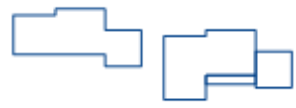
**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> 1.09	<b>Total Land Units:</b> 1.09
Land Code	Soil Class	Units
01 - RES		1.09

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 2166  
**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:** 1.00  
**Actual Year Built:** 1980  
**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:** 03 - AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,166
OPF - OPEN PORCH FINISHED	198
GRF - GARAGE FINISHED	576
BMU - BASEMENT UNFINISHED	2,294

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	POL - SWIMMING POOL	18X36	648
1	WDK - WOOD DECK	10X35	350
1	PTO - PATIO	10X35	350
1	WDK - WOOD DECK	10X24	240
1	PTO - PATIO	10X24	240

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/17/2002	\$207,000	1793C	179	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/15/1976	\$0	85C	125		-	-
11/30/1973	\$0	51C	798		-	-