

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 ROBINETTE JOHN TRACY ETUX
 147 WARRIOR FALLS DR
 KINGSPORT TN 37664

Current Owner

WARRIOR FALLS DR 147

Ctrl Map: 078A Group: C Parcel: 018.00 Pl: SI: 000

Value Information

Land Market Value: \$45,500
 Improvement Value: \$570,900
 Total Market Appraisal: \$616,400
 Assessment Percentage: 25%
 Assessment: \$154,100

Subdivision Data

Subdivision: WARRIOR FALLS PHASE I
 Plat Book: 50 Plat Page: 94 Block: C Lot: 10

Additional Information

General Information

Class: 00 - Residential City #: 380
 Special Service District 1: 000 District: 07
 Number of Buildings: 1
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
 Utilities - Gas/Gas Type: 00 - NONE

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

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/28/1999	\$36,900	1389C	48	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/20/1996	\$0	1138C	743		-	-

Land Information

Deed Acres: 0.4 Calculated Acres: .4 Total Land Units: 0.4

Land Code	Soil Class	Units
01 - RES		0.40

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: 2220
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 04 - ABOVE AVG
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 03 - U-SHAPED

Building Sketch



Stories:

2.00
Actual Year Built: 2000
Plumbing Fixtures: 8
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	2,019
OPF - OPEN PORCH FINISHED	194
OPF - OPEN PORCH FINISHED	138
GRF - GARAGE FINISHED	521
BMU - BASEMENT UNFINISHED	2,019
ATF - ATTIC FINISHED	1,004