

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 CUMMINGS RODNEY G &
 LURA L P
 416 ARROWHEAD DR
 KINGSPORT TN 37664

Current Owner

ARROWHEAD DR 416
 Ctrl Map: 078A Group: C Parcel: 024.00 Pl: SI: 000

Value Information

Land Market Value: \$45,500
Improvement Value: \$646,600
Total Market Appraisal: \$692,100
Assessment Percentage: 25%
Assessment: \$173,025

Subdivision Data

Subdivision: WARRIOR FALLS PHASE I
Plat Book: 50 **Plat Page:** 94 **Block:** C **Lot:** 4

Additional Information

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K01
District: 07 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	16X16	256

Sale Information

Long Sale Information list on subsequent pages

Land Information

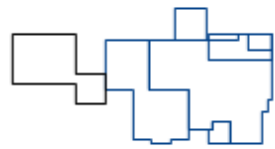
Deed Acres: 0.4 **Calculated Acres:** .4 **Total Land Units:** 0.4

Land Code	Soil Class	Units
01 - RES		0.40

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 11 - COMMON BRICK
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1+ - AVERAGE +
Square Feet of Living Area: 3587
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 04 - ABOVE AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 02 - L-SHAPED

Building Sketch



Stories:

2.00
Actual Year Built: 2008
Plumbing Fixtures: 14
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	2,460
USF - UPPER STORY FINISHED	96
USH - UPPER STORY HIGH	1,025
USF - UPPER STORY FINISHED	416
SPF - SCREEN PORCH FINISHED	256
OPF - OPEN PORCH FINISHED	113
GRF - GARAGE FINISHED	1,270

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/15/2011	\$419,900	3017	713	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/21/2008	\$36,500	2672C	782	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/20/1996	\$0	1138C	743		-	-