

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

Jan 1 Owner  
 MINTON WILLIAM F JR  
 409 ARROWHEAD DR  
 KINGSPORT TN 37664

Current Owner

**ARROWHEAD DR 409**

Ctrl Map: 078A    Group: C    Parcel: 038.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$49,700  
 Improvement Value: \$502,100  
 Total Market Appraisal: \$551,800  
 Assessment Percentage: 25%  
 Assessment: \$137,950

**Subdivision Data**

Subdivision: WARRIOR FALLS PHASE I  
 Plat Book: 50    Plat Page: 94    Block: B    Lot: 20

**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    Zoning:  
 Utilities - Gas/Gas Type: 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	16X32	512
1	PTO - PATIO	14X32	448

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/8/2002	\$32,000	1803C	520	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/20/1996	\$0	1138C	743	-	-	-

**Land Information**

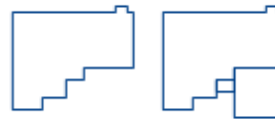
Deed Acres: 0.5    Calculated Acres: .51    Total Land Units: 0.51

Land Code	Soil Class	Units
01 - RES		0.51

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 11 - COMMON BRICK  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 2 - ABOVE AVERAGE  
 Square Feet of Living Area: 2275  
 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: 1.00  
 Actual Year Built: 2003  
 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	2,275
OPF - OPEN PORCH FINISHED	54
GRF - GARAGE FINISHED	625
BMU - BASEMENT UNFINISHED	2,275