

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FRIEND ROY
 461 ARROWHEAD DR
 KINGSPORT TN 37664

Current Owner

ARROWHEAD DR 461
 Ctrl Map: 078A Group: D Parcel: 026.00 Pl: SI: 000

Value Information

Land Market Value: \$55,300
Improvement Value: \$592,100
Total Market Appraisal: \$647,400
Assessment Percentage: 25%
Assessment: \$161,850

Subdivision Data

Subdivision:
 WARRIOR FALLS PH 2 REPLAT LOTS 34&35

Plat Book: 56 **Plat Page:** 143 **Block:** B **Lot:** 34R

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: 11 - INDIVIDUAL / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	15X29	435
1	GUD - DETACHED GARAGE UNFINISHED		841

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.99 **Calculated Acres:** 1 **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

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:
 2856
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Building Sketch



Stories:
 2.00
Actual Year Built:
 2003
Plumbing Fixtures:
 12
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	2,314
GRF - GARAGE FINISHED	611
USL - UPPER STORY LOW	611
OPF - OPEN PORCH FINISHED	169
BMU - BASEMENT UNFINISHED	1,119
USL - UPPER STORY LOW	505
BMU - BASEMENT UNFINISHED	505
USL - UPPER STORY LOW	690

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/27/2012	\$420,000	3044	2217	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/27/2004	\$281,000	2082C	467	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/2/2003	\$0	1914C	369		-	-
11/15/2002	\$0	1860C	13		-	-