

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

Jan 1 Owner  
 VINESKI CHACE  
 424 BLUE HAVEN DR  
 KINGSPORT TN 37663

Current Owner

**RESERVOIR RD 4030**

Ctrl Map: 090    Group:    Parcel: 040.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$14,700  
**Improvement Value:** \$314,000  
**Total Market Appraisal:** \$328,700  
**Assessment Percentage:** 25%  
**Assessment:** \$82,175

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 15  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** S01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**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**

**Deed Acres:** 0      **Calculated Acres:** 0      **Total Land Units:** 0.95

Land Code	Soil Class	Units
04 - IMP SITE		0.95

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2391  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1973  
**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:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,550
USF - UPPER STORY FINISHED	841
OPF - OPEN PORCH FINISHED	48
BMU - BASEMENT UNFINISHED	967

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	9X18	162
1	GUD - DETACHED GARAGE UNFINISHED	24X36	864
1	CPY - CANOPY	9X12	108
1	PTO - PATIO	9X33	297
1	CPY - CANOPY	11X25	275
1	PTO - PATIO	11X25	275

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/26/2024	\$195,000	3635	504	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/5/2024	\$0	3635	501		QC - QUITCLAIM DEED	-
11/5/2024	\$0	3629	412		HR - AFFIDAVIT OF HEIRSHIP	-
3/28/2014	\$0	3115	1898		-	-
3/28/2014	\$0	3115	1895		-	-
3/11/2005	\$125,000	2228C	35	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/18/1986	\$300	495C	0250	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED