

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

Jan 1 Owner  
 WACHT JOHN F  
 2332 COLONIAL VIEW RD  
 KINGSPORT TN 37663

Current Owner

**COLONIAL VIEW RD 2332**  
 Ctrl Map: 092P    Group: F    Parcel: 016.24    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$23,900  
**Improvement Value:** \$303,100  
**Total Market Appraisal:** \$327,000  
**Assessment Percentage:** 25%  
**Assessment:** \$81,750

**Subdivision Data**

**Subdivision:** COLONIAL VIEW  
**Plat Book:** 15    **Plat Page:** 53    **Block:** A    **Lot:** 12

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 14    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .57	<b>Total Land Units:</b> 0.57
Land Code	Soil Class	Units
01 - RES		0.57

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 2128  
**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:** 1981  
**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	1,312
USF - UPPER STORY FINISHED	816
GRF - GARAGE FINISHED	480
SPU - SCREEN PORCH UNFINISHED	120

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X12	120
1	PUO - OPEN PORCH UNFINISHED	8X12	96
1	GUD - DETACHED GARAGE UNFINISHED	24X36	864

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/3/2006	\$212,000	2394C	462	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/7/2003	\$180,000	2041C	270	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/8/1996	\$0	1171C	194		-	-
9/12/1980	\$0	258C	114		-	-