

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 RHOTON DUSTIN TODD &
 MELISSA
 450 WAHOO VALLEY RD
 KINGSPORT TN 37663

Current Owner

WAHOO VALLEY RD 450

Ctrl Map: 093 Group: Parcel: 030.30 Pl: SI: 000

Value Information

Land Market Value: \$29,200
Improvement Value: \$309,300
Total Market Appraisal: \$338,500
Assessment Percentage: 25%
Assessment: \$84,625

Subdivision Data

Subdivision:
 RAY CAVIN PROP
Plat Book: 45 **Plat Page:** 83 **Block:** **Lot:** 1

Additional Information

General Information

Class: 00 - Residential **City #:** **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** V01
District: 18 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Zoning:** A-1
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	5X11	55
1	WDK - WOOD DECK	10X20	200

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 2.62 **Calculated Acres:** 0 **Total Land Units:** 2.62

Land Code	Soil Class	Units
04 - IMP SITE		2.62

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2572
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:
 1999
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	1,292
USF - UPPER STORY FINISHED	1,280
BMU - BASEMENT UNFINISHED	1,280

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/13/2007	\$176,500	2522C	91	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
6/9/2006	\$171,087	2420C	560	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
7/31/1998	\$0	1344C	222		-	-
3/25/1980	\$0	240C	497		-	-