

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 COMBEST JAMES III &
 JULIA
 1240 VALLEY PARKE
 KINGSPORT TN 37663

Current Owner

VALLEY PARKE 1240

Ctrl Map: 106O Group: C Parcel: 038.00 Pl: SI: 000

Value Information

Land Market Value: \$17,200
Improvement Value: \$335,000
Total Market Appraisal: \$352,200
Assessment Percentage: 25%
Assessment: \$88,050

Subdivision Data

Subdivision: MILLER PARKE PH1
Plat Book: 58 **Plat Page:** 152 **Block:** **Lot:** 47

Additional Information

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** D03
District: 14 **Number of Mobile Homes:**
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS **Zoning:**

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	6X10	60

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.17 **Calculated Acres:** **Total Land Units:** 0.17

Land Code	Soil Class	Units
01 - RES		0.17

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: 2406
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 03 - U-SHAPED

Stories:

2.00
Actual Year Built: 2022
Plumbing Fixtures: 14
Condition: AV - AVERAGE
Floor System: 01 - SLAB ON GRADE
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
Floor Finish: 11 - CARPET COMBINATION
Paint/Decor: 03 - AVERAGE
Electrical: 03 - AVERAGE
Structural Frame: 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,239
USF - UPPER STORY FINISHED	1,167
GRF - GARAGE FINISHED	441
OPF - OPEN PORCH FINISHED	85

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/29/2022	\$371,085	3540	1401	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/27/2022	\$2,592,000	3490	1469	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/28/2020	\$0	3409	1465		-	-