

Sullivan (082)	Jan 1 Owner	Current Owner	WAHOO DR 351	
Tax Year 2026 Reappraisal 2025	WARRINER MICHAEL R & TRACY C TRUSTEES 351 WAHOO DR KINGSPORT TN 37663		Ctrl Map: 107A	Group: B
			Parcel: 012.00	PI: SI: 000

Value Information

Land Market Value: \$135,000
Improvement Value: \$452,400
Total Market Appraisal: \$587,400
Assessment Percentage: 25%
Assessment: \$146,850

Subdivision Data

Subdivision:
BAKER BLUFF SUB
Plat Book: 6 **Plat Page:** 4 5B **Block:** **Lot:** 4

Additional Information

1/10 INT IN LOT 33

General Information

Class: 00 - Residential	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: V02
District: 18	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning: A-2
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

Deed Acres: 2 **Calculated Acres:** 0 **Total Land Units:** 2

Land Code	Soil Class	Units
02 - RES WAT		2.00

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:
2453
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
06 - EXTREME IRR

Building Sketch

Stories:
1.00
Actual Year Built:
1988
Plumbing Fixtures:
6
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	1,585
USF - UPPER STORY FINISHED	868
OPF - OPEN PORCH FINISHED	152
BMU - BASEMENT UNFINISHED	1,585

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	BSL - BOAT SLIP	16X22	1
1	WDK - WOOD DECK	IRR	900
1	WDK - WOOD DECK	8X16	128
1	WDK - WOOD DECK	16X24	384
1	UTB - UTILITY BUILDING	12X20	240
1	PTO - PATIO	IRR	900
1	CUD - DETACHED CARPORT UNFINISHED	24X34	816
1	BSL - BOAT SLIP	17X24	1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/22/2023	\$0	3588	1478		QC - QUITCLAIM DEED	-
5/20/2021	\$725,000	3447	1192	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/7/2017	\$0	3250	2365		QC - QUITCLAIM DEED	-
11/12/2004	\$285,000	2188C	162	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/2/1976	\$0	99C	581		-	-
2/22/1972	\$0	373A	49		-	-
6/12/1957	\$0	178A	202		-	-