

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 BAKER JUSTIN WESLEY &
 BRANDI ROWLAND BAKER
 1031 WAHOO VALLEY RD
 KINGSPORT TN 37663

Current Owner

WAHOO VALLEY RD 1031

Ctrl Map: 107B Group: A Parcel: 002.00 Pl: SI: 000

Value Information

Land Market Value: \$59,400
Improvement Value: \$481,600
Total Market Appraisal: \$541,000
Assessment Percentage: 25%
Assessment: \$135,250

Subdivision Data

Subdivision:
 BAKER BLUFF SUB
Plat Book: 6 **Plat Page:** 4 5B **Block:** **Lot:** 16

Additional Information

1/10 INT IN LOT 34

General Information

Class: 00 - Residential **City:**
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: 03 - PUBLIC / INDIVIDUAL **Zoning:** A-2
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

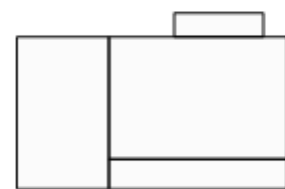
Deed Acres: 2.25 **Calculated Acres:** 0 **Total Land Units:** 2.25

Land Code	Soil Class	Units
01 - RES		2.25

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 15 - PREFINISHED METAL
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2460
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

Building Sketch



Stories:

1.00

Actual Year Built:

2020

Plumbing Fixtures:

10

Condition:

AV - AVERAGE

Floor System:

01 - SLAB ON GRADE

Roof Cover/Deck:

13 - PREFIN METAL CRIMPED

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,460
OPF - OPEN PORCH FINISHED	600
GRU - GARAGE UNFINISHED	1,581
OPU - OPEN PORCH UNFINISHED	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/6/2019	\$35,000	3325	773	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
6/4/2008	\$0	2673C	1		-	-
6/9/1976	\$0	155C	840		-	-
6/12/1959	\$0	199A	495		-	-