

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

Jan 1 Owner  
 WILLBUCK FARMS LLC  
 1521 LINVILLE ST  
 KINGSPORT TN 37664

Current Owner

**WARREN DR 432**

Ctrl Map: 123    Group:    Parcel: 033.00    Pl:    SI: 000

**Value Information**

<b>Land Market Value:</b>	\$1,321,400	<b>Land Use Value:</b>	\$419,500
<b>Improvement Value:</b>	\$110,300	<b>Improvement Value:</b>	\$110,300
<b>Total Market Appraisal:</b>	\$1,431,700	<b>Total Use Appraisal:</b>	\$529,800
		<b>Assessment Percentage:</b>	25%
		<b>Assessment:</b>	\$132,450

**Additional Information**

**General Information**

**Class:** 11 - Agricultural  
**City #:**  
**Special Service District 1:** 000  
**District:** 20  
**Number of Buildings:** 2  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** P01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Long Land Information list on subsequent pages

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 03 - SIDING BELOW AVG  
**Heat and AC:**  
 0 - NONE  
**Quality:**  
 0 - BELOW AVERAGE  
**Square Feet of Living Area:**  
 1835  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 2.00  
**Actual Year Built:**  
 1933  
**Plumbing Fixtures:**  
 3  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 05 - VINYL ASBESTOS TILE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,345
USF - UPPER STORY FINISHED	490
OPF - OPEN PORCH FINISHED	144
BMU - BASEMENT UNFINISHED	252

**Residential Building #: 2**

**Improvement Type:**

51 - SINGLE FAMILY

**Exterior Wall:**

02 - SIDING MINIMUM

**Heat and AC:**

3 - RADIANT HEAT

**Quality:**

0 - BELOW AVERAGE

**Square Feet of Living Area:**

1037

**Foundation:**

01 - PIERS

**Roof Framing:**

02 - GABLE/HIP

**Cabinet/Millwork:**

01 - MINIMUM

**Interior Finish:**

07 - DRYWALL

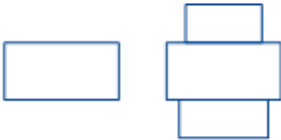
**Bath Tiles:**

00 - NONE

**Shape:**

01 - RECTANGLE

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

1913

**Plumbing Fixtures:**

3

**Condition:**

AV - AVERAGE

**Floor System:**

03 - WOOD W/O SUB FLOOR

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

08 - PINE/SOFT WOOD

**Paint/Decor:**

01 - MINIMUM

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	648
SPU - SCREEN PORCH UNFINISHED	288
SPU - SCREEN PORCH UNFINISHED	336
USH - UPPER STORY HIGH	648

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ISH - IMPLEMENT SHED		900
1	PBN - POLE BARN	42X61	2,562
1	PBN - POLE BARN	40X47	1,880
1	STP - STOOP	5X5	25
1	UTB - UTILITY BUILDING	13X14	182
1	ASH - ATTACHED SHED	12X14	168
2	PBN - POLE BARN	31X36	1,116
2	ASH - ATTACHED SHED	12X36	432

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/5/2025	\$0	3641	2005		GB - GREENBELT APPLICATION	-
10/25/2024	\$0	3627	954		GB - GREENBELT APPLICATION	-
7/15/2024	\$0	3623	1749		QC - QUITCLAIM DEED	-
7/15/2024	\$0	3618	511		QC - QUITCLAIM DEED	-
7/29/2016	\$0	3209	889		-	-
10/2/2007	\$0	2592C	643		-	-
10/8/1992	\$0	875C	479		-	-
7/7/1965	\$0	0261A	00131		-	-

**Land Information**

Land Code	Soil Class	Units
45 - CROP	G	15.25
45 - CROP	A	10.40
46 - ROTATION	A	53.38
54 - PASTURE	A	35.00
54 - PASTURE	P	6.40
62 - WOODLAND 2	G	2.00
62 - WOODLAND 2	A	22.71
62 - WOODLAND 2	P	34.60
04 - IMP SITE		0.50
04 - IMP SITE		0.25

Deed Acres: 180.49      Calculated Acres: 0      Total Land Units: 180.49

