

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

Jan 1 Owner  
 COMBS M JOHN & P LEE COMBS  
 104 WADE BULLA RD  
 WATAUGA TN 37694

Current Owner

**MOUNTAIN VIEW DR 399**  
 Ctrl Map: 135C    Group: B    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$17,300  
**Improvement Value:** \$36,800  
**Total Market Appraisal:** \$54,100  
**Assessment Percentage:** 25%  
**Assessment:** \$13,525

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 09  
**Number of Buildings:** 1  
**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:** R-1

**Outbuildings & Yard Items**

| Building # | Type                             | Description | Area/Units |
|------------|----------------------------------|-------------|------------|
| 1          | GUD - DETACHED GARAGE UNFINISHED | 36X40       | 1,440      |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

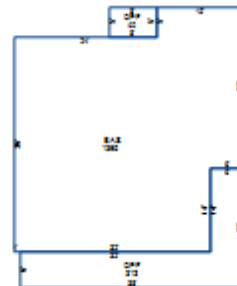
| Deed Acres: 0 | Calculated Acres: .75 | Total Land Units: 0.75 |
|---------------|-----------------------|------------------------|
| Land Code     | Soil Class            | Units                  |
| 01 - RES      |                       | 0.75                   |

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 0 - NONE  
**Quality:**  
 0- - BELOW AVERAGE -  
**Square Feet of Living Area:**  
 1395  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1900  
**Plumbing Fixtures:**  
 3  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 00 - CORRUGATED METAL  
**Floor Finish:**  
 08 - PINE/SOFT WOOD  
**Paint/Decor:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

| Areas                     | Square Feet |
|---------------------------|-------------|
| BAS - BASE                | 1,395       |
| OPF - OPEN PORCH FINISHED | 312         |
| OPF - OPEN PORCH FINISHED | 40          |

**Sale Information**

| <b>Sale Date</b> | <b>Price</b> | <b>Book</b> | <b>Page</b> | <b>Vacant/Improved</b> | <b>Type Instrument</b> | <b>Qualification</b>      |
|------------------|--------------|-------------|-------------|------------------------|------------------------|---------------------------|
| 5/19/2010        | \$28,000     | 2876C       | 658         | I - IMPROVED           | WD - WARRANTY DEED     | I - FINANCIAL INSTITUTION |
| 9/30/2009        | \$22,750     | 2820C       | 427         | I - IMPROVED           | WD - WARRANTY DEED     | G - FORCED SALE           |
| 9/1/1964         | \$0          | 0249A       | 00205       |                        | -                      | -                         |