

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 VANOVER ROBERT E &
 JO ETTA J
 3421 RUSTIC HILLS DR
 KINGSPORT TN 37660

Current Owner

RUSTIC HILLS DR 3421
 Ctrl Map: 031D Group: B Parcel: 012.00 Pl: SI: 000

Value Information

Land Market Value: \$13,400
Improvement Value: \$155,100
Total Market Appraisal: \$168,500
Assessment Percentage: 25%
Assessment: \$42,125

Subdivision Data

Subdivision: MORRISON HTS
Plat Book: 5 **Plat Page:** 31 **Block:** **Lot:** 9

Additional Information

General Information

Class: 00 - Residential **City #:** **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** A01
District: 10 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:** R-1
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

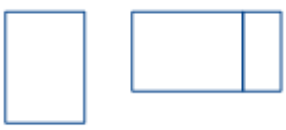
Land Information

Deed Acres: 0	Calculated Acres: .34	Total Land Units: 0.34
Land Code	Soil Class	Units
01 - RES		0.34

Residential Building #: 1

Improvement Type: 51 - SINGLE FAMILY
Exterior Wall: 04 - SIDING AVERAGE
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1 - AVERAGE
Square Feet of Living Area: 875
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Building Sketch



Stories: 1.00
Actual Year Built: 1961
Plumbing Fixtures: 3
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	875
CPF - CARPORT FINISHED	300
BMU - BASEMENT UNFINISHED	875

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	4X5	20
1	CPY - CANOPY	12X18	216
1	PTO - PATIO	12X18	216

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/9/1979	\$0	216C	402		-	-
1/1/1979	\$38,500	216C	0402	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/4/1964	\$0	239A	77		-	-