

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

Jan 1 Owner  
 KNOTT KENNETH KARL &  
 DEBRA S  
 324 SEWANEE AVE  
 KINGSPORT TN 37660

Current Owner

**SEWANEE AVE 324**

Ctrl Map: 046H    Group: E    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$12,200  
**Improvement Value:** \$83,500  
**Total Market Appraisal:** \$95,700  
**Assessment Percentage:** 25%  
**Assessment:** \$23,925

**Subdivision Data**

**Subdivision:** CHEROKEE VILLAGE  
**Plat Book:** 2    **Plat Page:** 99    **Block:** 6    **Lot:** 73

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

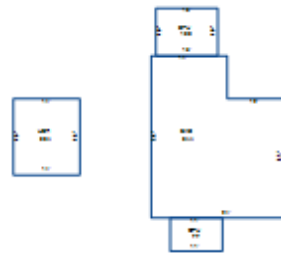
**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .16	<b>Total Land Units:</b> 0.16
Land Code	Soil Class	Units
01 - RES		0.16

**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:** 978  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:**

2.00  
**Actual Year Built:** 1943  
**Plumbing Fixtures:** 3  
**Condition:** AV - AVERAGE  
**Floor System:** 01 - SLAB ON GRADE  
**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	844
SPU - SCREEN PORCH UNFINISHED	130
OPU - OPEN PORCH UNFINISHED	77
USH - UPPER STORY HIGH	224

**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>
12/10/2005	\$0	2357C	379		-	-
6/10/1997	\$37,000	1225C	209	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/2/1979	\$0	223C	370		-	-
1/1/1979	\$12,500	223C	0370	I - IMPROVED	WD - WARRANTY DEED	D -