

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

Jan 1 Owner  
 MANESS BROOKE MARIE  
 1113 CATAWBA ST  
 KINGSPORT TN 37660

Current Owner

**CATAWBA ST 1113**  
 Ctrl Map: 046J    Group: P    Parcel: 032.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$20,000  
 Improvement Value: \$236,200  
 Total Market Appraisal: \$256,200  
 Assessment Percentage: 25%  
 Assessment: \$64,050

**Subdivision Data**

Subdivision: CITY OF KINGSPORT  
 Plat Book: 3    Plat Page: 96    Block: 114    Lot: 4

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

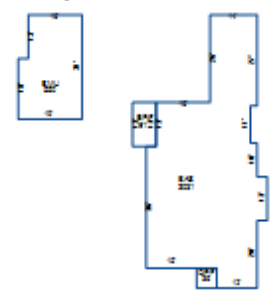
| Deed Acres: 0 | Calculated Acres: .2 | Total Land Units: 0.2 |
|---------------|----------------------|-----------------------|
| Land Code     | Soil Class           | Units                 |
| 01 - RES      |                      | 0.20                  |

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 09 - CONC BLOCK.STUCCO  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 1+ - AVERAGE +  
 Square Feet of Living Area: 2031  
 Foundation: 02 - CONTINUOUS FOOTING  
 Roof Framing: 02 - GABLE/HIP  
 Cabinet/Millwork: 03 - AVERAGE  
 Interior Finish: 08 - PLASTERED DIRECT  
 Bath Tiles: 00 - NONE  
 Shape: 06 - EXTREME IRR

Stories: 1.00  
 Actual Year Built: 1934  
 Plumbing Fixtures: 6  
 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 Sketch**



**Building Areas**

| Areas                         | Square Feet |
|-------------------------------|-------------|
| BAS - BASE                    | 2,031       |
| EPF - ENCLOSED PORCH FINISHED | 91          |
| OPF - OPEN PORCH FINISHED     | 36          |
| BMU - BASEMENT UNFINISHED     | 550         |

**Outbuildings & Yard Items**

| Building # | Type                             | Description | Area/Units |
|------------|----------------------------------|-------------|------------|
| 1          | GUD - DETACHED GARAGE UNFINISHED | 12X22       | 264        |
| 1          | PTO - PATIO                      | 16X19       | 304        |
| 1          | ASH - ATTACHED SHED              | 4X22        | 88         |
| 1          | PUO - OPEN PORCH UNFINISHED      | 3X22        | 66         |

**Sale Information**

| Sale Date  | Price     | Book  | Page | Vacant/Improved | Type Instrument     | Qualification |
|------------|-----------|-------|------|-----------------|---------------------|---------------|
| 11/24/2020 | \$0       | 3417  | 1440 |                 | QC - QUITCLAIM DEED | -             |
| 2/6/2014   | \$145,000 | 3110  | 998  | I - IMPROVED    | WD - WARRANTY DEED  | A - ACCEPTED  |
| 1/29/2013  | \$0       | 3067  | 1990 |                 | -                   | -             |
| 6/22/2012  | \$0       | 3040  | 2368 |                 | -                   | -             |
| 6/1/2007   | \$0       | 2553C | 530  |                 | -                   | -             |