

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

Jan 1 Owner  
 MOONEY CHARLES E &  
 CATHERINE S  
 5309 CANOVA CT  
 KINGSPORT TN 37664

Current Owner

**CANOVA CT 5309**  
 Ctrl Map: 047L    Group: A    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$35,500  
**Improvement Value:** \$595,100  
**Total Market Appraisal:** \$630,600  
**Assessment Percentage:** 25%  
**Assessment:** \$157,650

**Subdivision Data**

**Subdivision:** WEDGEWOOD SEC 1  
**Plat Book:** 34    **Plat Page:** 17    **Block:** A    **Lot:** 13

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 10    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	404

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

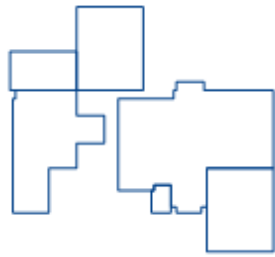
**Deed Acres:** 0    **Calculated Acres:** .41    **Total Land Units:** 0.41

Land Code	Soil Class	Units
01 - RES		0.41

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 3461  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

1997

**Plumbing Fixtures:**

11

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

04 - ABOVE AVERAGE

**Electrical:**

04 - ABOVE AVG

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,878
USF - UPPER STORY FINISHED	949
OPF - OPEN PORCH FINISHED	68
GRF - GARAGE FINISHED	720
USH - UPPER STORY HIGH	336
USH - UPPER STORY HIGH	720

**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>
5/19/2005	\$312,000	2259C	791	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/18/2005	\$312,000	2259C	787	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/30/1998	\$265,000	1333C	575	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/3/1995	\$142,000	1080C	403	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS