

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

Jan 1 Owner  
 ADAMS MARK W & LINDA DAWN  
 5425 CANOVA CT  
 KINGSPORT TN 37660

Current Owner

**CANOVA CT 5425**

Ctrl Map: 047L    Group: B    Parcel: 019.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$50,000  
**Improvement Value:** \$684,500  
**Total Market Appraisal:** \$734,500  
**Assessment Percentage:** 25%  
**Assessment:** \$183,625

**Subdivision Data**

**Subdivision:** WEDGEWOOD SEC 1  
**Plat Book:** 34    **Plat Page:** 17    **Block:** B    **Lot:** 14

**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	WDK - WOOD DECK	IRR	179

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .98    **Total Land Units:** 0.98

Land Code	Soil Class	Units
01 - RES		0.98

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2 - ABOVE AVERAGE  
**Square Feet of Living Area:** 3323  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2006  
**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	2,328
SPF - SCREEN PORCH FINISHED	216
OPF - OPEN PORCH FINISHED	18
GRF - GARAGE FINISHED	675
BMU - BASEMENT UNFINISHED	2,328
USH - UPPER STORY HIGH	1,658

**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>
4/27/2009	\$383,000	2768C	781	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/21/2005	\$21,000	2336C	40	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/14/2005	\$0	2212C	1		-	-
7/15/2004	\$145,000	2148C	624	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS