

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

Jan 1 Owner  
 FRAYSIER DONNIE & MELANIE  
 205 CLOVER LEAF CT  
 KINGSPORT TN 37664

Current Owner

**CLOVER LEAF CT 205**

Ctrl Map: 048N    Group: C    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$32,500  
**Improvement Value:** \$353,200  
**Total Market Appraisal:** \$385,700  
**Assessment Percentage:** 25%  
**Assessment:** \$96,425

**Subdivision Data**

**Subdivision:** MEADOWOOD ESTATES  
**Plat Book:** 40    **Plat Page:** 59    **Block:**    **Lot:** 29

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K03  
**District:** 07    **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:** 03 - PRIVATE - NATURAL GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X14	168

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.65    **Calculated Acres:** .63    **Total Land Units:** 0.63

Land Code	Soil Class	Units
01 - RES		0.63

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1840  
**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:**  
 2.00  
**Actual Year Built:**  
 1997  
**Plumbing Fixtures:**  
 8  
**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	910
USF - UPPER STORY FINISHED	930
OPF - OPEN PORCH FINISHED	160
GRF - GARAGE FINISHED	576
BMU - BASEMENT UNFINISHED	896

**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>
4/28/2006	\$185,000	2392C	785	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/7/2004	\$167,400	2098C	502	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/29/1997	\$19,900	1215C	760	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
7/27/1994	\$0	1012C	611		-	-