

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

Jan 1 Owner  
 MCDAVID JAMES M  
 2221 SWANNANOVA AVE  
 KINGSPORT TN 37664

Current Owner

**SWANNANOVA AVE 2221**

Ctrl Map: 061L    Group: K    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$21,700  
**Improvement Value:** \$137,700  
**Total Market Appraisal:** \$159,400  
**Assessment Percentage:** 25%  
**Assessment:** \$39,850

**Subdivision Data**

**Subdivision:**  
 GREENACRES ADD  
**Plat Book:** 4    **Plat Page:** 197A    **Block:** 232    **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:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL

GAS

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

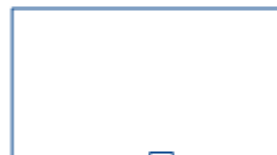
**Deed Acres:** 0    **Calculated Acres:** .22    **Total Land Units:** 0.22

Land Code	Soil Class	Units
01 - RES		0.22

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1244  
**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:**  
 1.00  
**Actual Year Built:**  
 1955  
**Plumbing Fixtures:**  
 3  
**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	1,244

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	14X21	294
1	STP - STOOP	IRR	32
1	STP - STOOP	4X4	16

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/22/2024	\$202,500	3622	204	I - IMPROVED	WD - WARRANTY DEED	J - ESTATE SALE
8/16/2024	\$0	3622	201		HR - AFFIDAVIT OF HEIRSHIP	-
7/22/2024	\$0	3619	35		HR - AFFIDAVIT OF HEIRSHIP	-
5/6/1994	\$0	995C	467		-	-
10/11/1993	\$62,000	950C	785	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/3/1960	\$0	0206A	00207		-	-