

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

Jan 1 Owner  
 NANCE JOHN D & MARY B  
 2204 SWANNANOVA AVE  
 KINGSPORT TN 37664

Current Owner

**SWANNANOVA AVE 2204**  
 Ctrl Map: 061L    Group: L    Parcel: 030.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$24,300  
 Improvement Value: \$200,600  
 Total Market Appraisal: \$224,900  
 Assessment Percentage: 25%  
 Assessment: \$56,225

**Subdivision Data**

Subdivision: GREENACRES ADD  
 Plat Book: 5    Plat Page: 36    Block: 228    Lot: 4

**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: 00 - NONE

**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: .26	Total Land Units: 0.26
Land Code	Soil Class	Units
01 - RES		0.26

**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: 1453  
 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: 1957  
 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	1,453
BMF - BASEMENT FINISHED	377
UTF - UTILITY FINISHED	77
GRU - GARAGE UNFINISHED	377

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	238
1	STP - STOOP	IRR	27
1	PTO - PATIO	20X20	400
1	GUD - DETACHED GARAGE UNFINISHED	22X30	660

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/30/2013	\$132,000	3107	1568	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/15/2011	\$0	3010	2303		-	-
11/29/1954	\$0	0168A	00513		-	-