

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

Jan 1 Owner  
 MANN CARY R  
 1328 FARRAGUT AVE  
 KINGSPORT TN 37664

Current Owner

**FARRAGUT AVE 1328**

Ctrl Map: 061M    Group: B    Parcel: 065.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$58,200  
 Improvement Value: \$243,700  
 Total Market Appraisal: \$301,900  
 Assessment Percentage: 25%  
 Assessment: \$75,475

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #: 380  
 Special Service District 1: 000  
 District: 11  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
 Utilities - Gas/Gas Type: 00 - NONE

City: KINGSPORT  
 Special Service District 2: 000  
 Neighborhood: K01  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning:

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

| Sale Date | Price     | Book  | Page | Vacant/Improved | Type Instrument    | Qualification        |
|-----------|-----------|-------|------|-----------------|--------------------|----------------------|
| 5/5/1997  | \$135,000 | 1218C | 379  | I - IMPROVED    | WD - WARRANTY DEED | P - MULTIPLE PARCELS |
| 5/26/1956 | \$0       | 171A  | 182  |                 | -                  | -                    |

**Land Information**

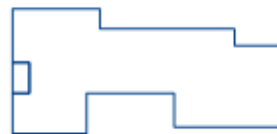
| Deed Acres: 0 | Calculated Acres: 4.8 | Total Land Units: 4.8 |
|---------------|-----------------------|-----------------------|
| Land Code     | Soil Class            | Units                 |
| 01 - RES      |                       | 4.80                  |

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 13 - STONE/BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 2169  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 04 - IRR SHAPE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1955  
**Plumbing Fixtures:**  
 9  
**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 Sketch**



**Building Areas**

| Areas                     | Square Feet |
|---------------------------|-------------|
| BAS - BASE                | 2,169       |
| OPF - OPEN PORCH FINISHED | 45          |

**Outbuildings & Yard Items**

| Building # | Type                              | Description | Area/Units |
|------------|-----------------------------------|-------------|------------|
| 1          | PTO - PATIO                       | IRR         | 792        |
| 1          | CUD - DETACHED CARPORT UNFINISHED | 14X22       | 308        |
| 1          | PTO - PATIO                       | 8X12        | 96         |
| 1          | UTB - UTILITY BUILDING            | 13X18       | 234        |
| 1          | UTB - UTILITY BUILDING            | IRR         | 672        |
| 1          | GUD - DETACHED GARAGE UNFINISHED  | IRR         | 528        |
| 1          | PTO - PATIO                       | IRR         | 726        |