

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 MATNEY STEPHEN C &
 JUDITH L
 306 CLEARWATER DR
 KINGSPORT TN 37664

Current Owner

CLEARWATER DR 306

Ctrl Map: 077G Group: A Parcel: 007.41 Pl: SI: 000

Value Information

Land Market Value: \$21,800
Improvement Value: \$106,200
Total Market Appraisal: \$128,000
Assessment Percentage: 25%
Assessment: \$32,000

Additional Information

General Information

Class: 00 - Residential
City #: 380
Special Service District 1: 000
District: 07
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
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: R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** .44 **Total Land Units:** 0.44

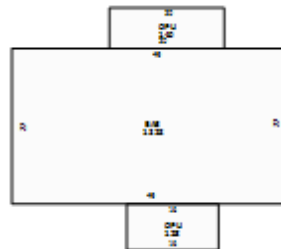
Land Code	Soil Class	Units
01 - RES		0.44

Residential Building #: 1

Improvement Type:
 50 - MANUFACTURED
Exterior Wall:
 04 - SIDING AVERAGE
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1323
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 03 - U-SHAPED

Stories:
 1.00
Actual Year Built:
 2005
Plumbing Fixtures:
 6
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	1,323
OPU - OPEN PORCH UNFINISHED	140
OPU - OPEN PORCH UNFINISHED	128

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/8/2017	\$92,000	3243	957	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/2/2017	\$0	3242	1294		AF - AFFIDAVIT OF AFFIXATION	-
2/7/2013	\$0	3071	1752		-	-
9/22/2006	\$28,000	2452C	440	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
9/24/1985	\$0	471C	464		-	-
5/30/1983	\$0	355C	732		-	-