

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

Jan 1 Owner  
 MANESS AARON C  
 3612 DELAND DR  
 KINGSPORT TN 37664

Current Owner

**DELAND DR 3612**  
 Ctrl Map: 077G    Group: B    Parcel: 037.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,800  
**Improvement Value:** \$190,000  
**Total Market Appraisal:** \$210,800  
**Assessment Percentage:** 25%  
**Assessment:** \$52,700

**Subdivision Data**

**Subdivision:** CLEARWATER VIEW  
**Plat Book:** 6    **Plat Page:** 85    **Block:** B    **Lot:** 9

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**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:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

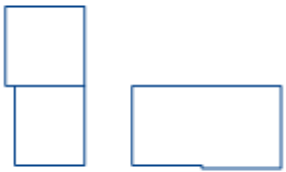
**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .39	<b>Total Land Units:</b> 0.39
Land Code	Soil Class	Units
01 - RES		0.39

**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:** 1200  
**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:** 1973  
**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	1,200
BMF - BASEMENT FINISHED	550
BMU - BASEMENT UNFINISHED	625

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	7X12	84
1	PTO - PATIO	7X12	84
1	STP - STOOP	4X8	32

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/21/2016	\$115,000	3204	1499	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/18/2013	\$112,000	3106	517	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/5/1976	\$0	76C	869		-	-
2/15/1973	\$0	390A	52		-	-