

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

Jan 1 Owner  
 CAVIN DANIEL S JR &  
 MACEY E ANDERSON  
 3421 RESERVOIR RD  
 KINGSPORT TN 37660

Current Owner

**RESERVOIR RD 3421**  
 Ctrl Map: 090    Group:    Parcel: 172.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$48,200  
**Improvement Value:** \$355,700  
**Total Market Appraisal:** \$403,900  
**Assessment Percentage:** 25%  
**Assessment:** \$100,975

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 3.5    **Calculated Acres:** 0    **Total Land Units:** 3.5

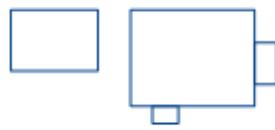
Land Code	Soil Class	Units
04 - IMP SITE		3.50

**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:**  
 2508  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1964  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**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	2,508
OPF - OPEN PORCH FINISHED	96
BMU - BASEMENT UNFINISHED	1,120
EPU - ENCLOSED PORCH UNFINISHED	190

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	STP - STOOP	6X8	48
1	WDK - WOOD DECK	10X12	120
1	UTB - UTILITY BUILDING	12X36	432
1	WDK - WOOD DECK	8X15	120
1	GUD - DETACHED GARAGE UNFINISHED		2,400

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/5/2024	\$275,625	3632	693	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/21/2021	\$152,000	3474	274	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
9/26/2019	\$0	3351	1669		TR - TRUSTEE'S DEED	-
8/29/2007	\$0	2584C	558		-	-
8/12/1963	\$0	0235A	00209		-	-