

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

Jan 1 Owner  
 MANIS MCKINLEY M &  
 MARGARET J  
 318 POND SPRINGS RD  
 KINGSPORT TN 37664

Current Owner

**POND SPRINGS RD 318**  
 Ctrl Map: 091C    Group: A    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$14,100  
**Improvement Value:** \$159,900  
**Total Market Appraisal:** \$174,000  
**Assessment Percentage:** 25%  
**Assessment:** \$43,500

**Subdivision Data**

**Subdivision:**  
 CARSO FIELDS SUB  
**Plat Book:** 8    **Plat Page:** 15    **Block:** A    **Lot:** 11

**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**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/16/1964	\$0	0249A	00510		-	-

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .62    **Total Land Units:** 0.62

Land Code	Soil Class	Units
01 - RES		0.62

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1056  
**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:**  
 1964  
**Plumbing Fixtures:**  
 5  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,056
UTF - UTILITY FINISHED	130
CPF - CARPORT FINISHED	228

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	STP - STOOP	5X6	30
1	UTB - UTILITY BUILDING	10X12	120
1	ASH - ATTACHED SHED	12X20	240
1	ASH - ATTACHED SHED	12X20	240
1	PTO - PATIO	10X16	160