

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

Jan 1 Owner  
 MOWDY TRACEY E  
 485 POND SPRINGS RD  
 KINGSPORT TN 37664

Current Owner

**POND SPRINGS RD 485**

Ctrl Map: 091F    Group: A    Parcel: 007.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$13,100  
**Improvement Value:** \$232,800  
**Total Market Appraisal:** \$245,900  
**Assessment Percentage:** 25%  
**Assessment:** \$61,475

**Subdivision Data**

**Subdivision:** FRANCISCAN HILLS  
**Plat Book:** 14    **Plat Page:** 60    **Block:** A    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City #:**    **City:**  
**Special Service District 1:** 000    **Special Service District 2:** 000  
**District:** 13    **Neighborhood:** K03  
**Number of Buildings:** 1    **Number of Mobile Homes:** 0  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE    **Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X12	144

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .47    **Total Land Units:** 0.47

Land Code	Soil Class	Units
01 - RES		0.47

**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:** 1688  
**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:** 1976

**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 Areas**

Areas	Square Feet
BAS - BASE	1,688
SPF - SCREEN PORCH FINISHED	144
OPF - OPEN PORCH FINISHED	64
BMU - BASEMENT UNFINISHED	1,368

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
6/16/2011	\$116,000	2978C	315	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
2/22/2011	\$0	2956C	123		-	-
6/20/2006	\$134,000	2408C	395	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/2/2005	\$63,901	2348C	127	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED