

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

Jan 1 Owner  
 MANUEL BARBARA P  
 REVOCABLE LIVING TRUST  
 509 WOOD VIEW CT  
 KINGSPORT TN 37663

Current Owner

**WOOD VIEW CT 509**  
 Ctrl Map: 105I    Group: A    Parcel: 010.45    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$21,600  
**Improvement Value:** \$403,400  
**Total Market Appraisal:** \$425,000  
**Assessment Percentage:** 25%  
**Assessment:** \$106,250

**Subdivision Data**

**Subdivision:**  
 ADDITION TO WOODHAVEN  
**Plat Book:** 45    **Plat Page:** 116    **Block:** A    **Lot:** 20

**Additional Information**

REVOCABLE LIVING TRUST

**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**

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> .42	<b>Total Land Units:</b> 0.42
Land Code	Soil Class	Units
01 - RES		0.42

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 12 - BRICK/WOOD  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1+ - AVERAGE +  
**Square Feet of Living Area:**  
 1792  
**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

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 2010  
**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 Areas**

Areas	Square Feet
BAS - BASE	1,792
GRF - GARAGE FINISHED	575
BMU - BASEMENT UNFINISHED	2,367

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	11X18	198
1	PTO - PATIO	8X18	144
1	STP - STOOP	6X7	42

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/27/2011	\$0	3018	1026		-	-
12/2/2010	\$220,000	2930C	471	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/28/2007	\$30,800	2695C	672	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/25/2007	\$30,500	2545C	498	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE