

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

Jan 1 Owner  
 WAGNER RANDALL A & ANNA W  
 513 ADAIR CT  
 KINGSPORT TN 37663

Current Owner

**ADAIR CT 513**

Ctrl Map: 106A    Group: C    Parcel: 039.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$24,100  
**Improvement Value:** \$254,900  
**Total Market Appraisal:** \$279,000  
**Assessment Percentage:** 25%  
**Assessment:** \$69,750

**Subdivision Data**

**Subdivision:**  
 PLANTATION MANOR SEC 3  
**Plat Book:** 12    **Plat Page:** 38    **Block:** G    **Lot:** 31

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 14    **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> 0 | <b>Total Land Units:</b> 0.6 |
|----------------------|----------------------------|------------------------------|
| Land Code            | Soil Class                 | Units                        |
| 01 - RES             |                            | 0.60                         |

**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:**  
 1612  
**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:**

1979

**Plumbing Fixtures:**

9

**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                | 1,612       |
| BMF - BASEMENT FINISHED   | 1,120       |
| BMU - BASEMENT UNFINISHED | 336         |

**Outbuildings & Yard Items**

| Building # | Type            | Description | Area/Units |
|------------|-----------------|-------------|------------|
| 1          | WDK - WOOD DECK | 12X21       | 252        |
| 1          | STP - STOOP     | 4X6         | 24         |
| 1          | PTO - PATIO     | 12X21       | 252        |
| 1          | PTO - PATIO     | 10X12       | 120        |

**Sale Information**

| Sale Date | Price    | Book | Page | Vacant/Improved | Type Instrument    | Qualification |
|-----------|----------|------|------|-----------------|--------------------|---------------|
| 1/9/1988  | \$0      | 678C | 742  |                 | -                  | -             |
| 11/3/1980 | \$58,000 | 266C | 618  | I - IMPROVED    | WD - WARRANTY DEED | A - ACCEPTED  |
| 1/17/1980 | \$0      | 233C | 800  |                 | -                  | -             |