

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

Jan 1 Owner  
 NESTOR DAVID M  
 305 CLAYMORE DR  
 KINGSPORT TN 37663

Current Owner

**CLAYMORE DR 305**

Ctrl Map: 106B    Group: B    Parcel: 010.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$19,400  
 Improvement Value: \$282,800  
 Total Market Appraisal: \$302,200  
 Assessment Percentage: 25%  
 Assessment: \$75,550

**Subdivision Data**

Subdivision: PLANTATION MANOR SEC 1  
 Plat Book: 9    Plat Page: 22    Block: B    Lot: 2

**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**

Building #	Type	Description	Area/Units
1	PTO - PATIO	12X18	216

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

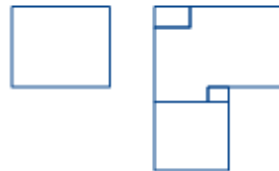
Deed Acres: 0    Calculated Acres: .31    Total Land Units: 0.31

Land Code	Soil Class	Units
01 - RES		0.31

**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: 2112  
 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: 2.00  
 Actual Year Built: 1968  
 Plumbing Fixtures: 8  
 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	1,221
USF - UPPER STORY FINISHED	891
OPF - OPEN PORCH FINISHED	35
GRF - GARAGE FINISHED	575
SPU - SCREEN PORCH UNFINISHED	84

**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>
12/10/2021	\$315,000	3483	694	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/29/2006	\$130,000	2479C	181	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/31/1986	\$0	796C	721		-	-
2/16/1978	\$0	157C	725		-	-
1/1/1978	\$58,250	157C	0725	I - IMPROVED	WD - WARRANTY DEED	D -