

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

Jan 1 Owner  
 PLECNIK JOSEPH MICHAEL  
 306 LAKE AIRE  
 KINGSPORT TN 37663

Current Owner

**LAKE AIRE 306**  
 Ctrl Map: 1071    Group: C    Parcel: 003.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$198,200  
**Improvement Value:** \$732,600  
**Total Market Appraisal:** \$930,800  
**Assessment Percentage:** 25%  
**Assessment:** \$232,700

**Subdivision Data**

**Subdivision:** SMITH SHOALS  
**Plat Book:** 6    **Plat Page:** 199    **Block:**    **Lot:** 24

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 14  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** M02  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-2

**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> 1.24
Land Code	Soil Class	Units
02 - RES WAT		1.24

**Residential Building #: 1**

**Improvement Type:** 03 - SPECIAL\_RES  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 4672  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 1971  
**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:** 04 - ABOVE AVERAGE  
**Electrical:** 03 - AVERAGE  
**Structural Frame:** 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,924
BSF - BASE SEMI FINISHED	1,748
OPF - OPEN PORCH FINISHED	273
OPF - OPEN PORCH FINISHED	54
GRF - GARAGE FINISHED	525
BMU - BASEMENT UNFINISHED	950

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	698
1	STP - STOOP	5X5	25
1	BSL - BOAT SLIP	16X20	1
1	FPL - FIREPLACE		1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/26/2021	\$705,000	3448	698	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/1/2009	\$398,000	2783C	390	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/22/1992	\$0	884C	387		-	-
7/26/1988	\$142,000	628C	665	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
3/21/1964	\$0	0241A	00606		-	-