

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

Jan 1 Owner  
 SELLNER ALEXANDER SCOTT  
 TRAVIS & JANELLE LYNN  
 305 LAKE AIRE  
 KINGSPORT TN 37663

Current Owner

**LAKE AIRE 305**  
 Ctrl Map: 1071    Group: C    Parcel: 006.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$90,200  
**Improvement Value:** \$225,700  
**Total Market Appraisal:** \$315,900  
**Assessment Percentage:** 25%  
**Assessment:** \$78,975

**Subdivision Data**

**Subdivision:** SMITH SHOALS  
**Plat Book:** 6    **Plat Page:** 199    **Block:**    **Lot:** 20

**Additional Information**

1/44 INTEREST LOT 52

**General Information**

**Class:** 00 - Residential    **City:**  
**Special Service District 1:** 000    **Special Service District 2:** 000  
**District:** 14    **Neighborhood:** M01  
**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:** 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> 1.9	<b>Total Land Units:</b> 2.61
Land Code	Soil Class	Units
01 - RES		2.61

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 1632  
**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:**

1969

**Plumbing Fixtures:**

5

**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	1,056
BSF - BASE SEMI FINISHED	576
CPF - CARPORT FINISHED	480

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	12X24	288
1	STP - STOOP	4X6	24
1	CPY - CANOPY	8X16	128
1	STP - STOOP	4X5	20

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/31/2018	\$175,000	3275	1014	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/2/1983	\$0	363C	562		-	-
1/1/1983	\$65,000	363C	562	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/11/1957	\$0	180A	264		-	-