

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

Jan 1 Owner  
 MANNING SCOTT W & MOLLIE F  
 314 AMBROSIA DR  
 KINGSPORT TN 37664

Current Owner

**AMBROSIA DR 314**

Ctrl Map: 118K    Group: B    Parcel: 002.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$24,600  
 Improvement Value: \$360,300  
 Total Market Appraisal: \$384,900  
 Assessment Percentage: 25%  
 Assessment: \$96,225

**Subdivision Data**

Subdivision: SUNRISE MEADOWS SEC 2  
 Plat Book: 27    Plat Page: 37    Block:    Lot: 31

**Additional Information**

**General Information**

Class: 00 - Residential    City #:    City:  
 Special Service District 1: 000    Special Service District 2: 000  
 District: 15    Neighborhood: S01  
 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-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X15	150

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

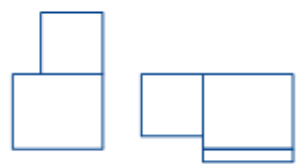
Deed Acres: 0    Calculated Acres: .65    Total Land Units: 0.65

Land Code	Soil Class	Units
01 - RES		0.65

**Residential Building #: 1**

Improvement Type: 01 - SINGLE FAMILY  
 Exterior Wall: 04 - SIDING AVERAGE  
 Heat and AC: 7 - HEAT AND COOLING SPLIT  
 Quality: 2 - ABOVE AVERAGE  
 Square Feet of Living Area: 2145  
 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:**

1995

**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	1,015
USF - UPPER STORY FINISHED	1,015
OPF - OPEN PORCH FINISHED	175
GRF - GARAGE FINISHED	576
ATF - ATTIC FINISHED	576

**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>
12/15/1995	\$139,900	1105C	484	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/18/1995	\$16,000	1081C	688	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
11/2/1992	\$15,000	875C	92	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
3/20/1991	\$15,500	766C	98	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED