

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

Jan 1 Owner  
 KENDALL BRIAN J  
 167 CEDAR RIDGE PVT DR  
 KINGSPORT TN 37660

Current Owner

**CEDAR RIDGE PVT DR 167**

Ctrl Map: 013N    Group: A    Parcel: 019.04    Pl:    SI: 000

**Value Information**

Land Market Value: \$6,600  
 Improvement Value: \$149,300  
 Total Market Appraisal: \$155,900  
 Assessment Percentage: 25%  
 Assessment: \$38,975

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1: 000  
 District: 11  
 Number of Buildings: 1  
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL  
 Utilities - Gas/Gas Type: 00 - NONE

City:  
 Special Service District 2: 000  
 Neighborhood: K03  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning: R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	410
1	OSH - OPEN SHED	20X25	500

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0      Calculated Acres: .45      Total Land Units: 0.45

Land Code	Soil Class	Units
01 - RES		0.45

**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:**  
 983  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 02 - BELOW AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1983  
**Plumbing Fixtures:**  
 5  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 02 - BELOW AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	675
BSF - BASE SEMI FINISHED	308
BMF - BASEMENT FINISHED	675

**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>
10/11/2017	\$89,950	3262	1762	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/16/2000	\$36,000	1503C	764	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/20/1998	\$32,000	1331C	125	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
7/2/1998	\$17,500	1331C	123	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
6/22/1998	\$0	1329C	779		-	-