

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

Jan 1 Owner  
 WINEGAR DENNIS LEE &  
 REBECCA ANN  
 3101 PAULINE RD  
 KINGSPORT TN 37660

Current Owner

**RIDGECREST AVE 1395**  
 Ctrl Map: 030G    Group: A    Parcel: 024.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$19,400  
**Improvement Value:** \$181,200  
**Total Market Appraisal:** \$200,600  
**Assessment Percentage:** 25%  
**Assessment:** \$50,150

**Subdivision Data**

**Subdivision:** LYNNCREST  
**Plat Book:** 3    **Plat Page:** 62B    **Block:**    **Lot:** 1-3

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-3A

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X12	96
1	STP - STOOP	4X6	24

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

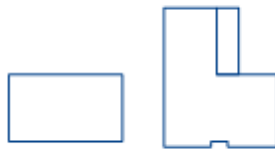
**Deed Acres:** 0    **Calculated Acres:** .31    **Total Land Units:** 0.31

Land Code	Soil Class	Units
01 - RES		0.31

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 18 - STONE/WOOD  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - - AVERAGE -  
**Square Feet of Living Area:** 1510  
**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:**

1980

**Plumbing Fixtures:**

3

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,510
SPF - SCREEN PORCH FINISHED	192
BMU - BASEMENT UNFINISHED	984

**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>
10/3/2025	\$0	3670	1087		TE - TNNCY BY ENTIRETIES DEED	-
7/29/2016	\$98,500	3209	2366	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/21/2015	\$0	3174	154		-	-
3/8/2013	\$109,400	3070	1296	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/19/2012	\$0	3061	1112		-	-