

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

Jan 1 Owner  
 PENDLETON WILLIAM J &  
 BETTY J  
 1309 MCGREGOR DR  
 KINGSPORT TN 37660

Current Owner

**MCGREGOR DR 1309**  
 Ctrl Map: 030K    Group: A    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$12,000  
**Improvement Value:** \$159,600  
**Total Market Appraisal:** \$171,600  
**Assessment Percentage:** 25%  
**Assessment:** \$42,900

**Subdivision Data**

**Subdivision:**  
 WEST NORTHCOTT ADD  
**Plat Book:** 5    **Plat Page:** 59    **Block:** B    **Lot:** 9

**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**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .36    **Total Land Units:** 0.36

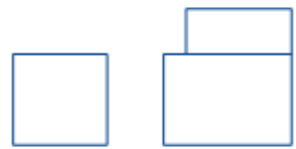
Land Code	Soil Class	Units
01 - RES		0.36

**Residential Building #: 1**

**Improvement Type:**  
 51 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 816  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 11 - PANELING BELOW AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 00 - SQUARE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1958  
**Plumbing Fixtures:**  
 3  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	816
SPF - SCREEN PORCH FINISHED	336
BMU - BASEMENT UNFINISHED	600

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	GUD - DETACHED GARAGE UNFINISHED	24X30	720
1	WDK - WOOD DECK	10X20	200
1	POL - SWIMMING POOL	IRR	576
1	CPY - CANOPY	10X20	200

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/6/1978	\$0	150C	834		-	-
1/1/1978	\$26,950	150C	0834	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/10/1956	\$0	170A	186		-	-