

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

Jan 1 Owner  
 MEADOWS N PATRICK &  
 JENNIFER R  
 229 KENDRICKS HOLLOW RD  
 BRISTOL TN 37620

Current Owner

**KENDRICKS HOLLOW RD 229**

Ctrl Map: 035L    Group: B    Parcel: 001.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$38,400  
**Improvement Value:** \$346,500  
**Total Market Appraisal:** \$384,900  
**Assessment Percentage:** 25%  
**Assessment:** \$96,225

**Subdivision Data**

**Subdivision:**  
 BONNIE H GENTRY EST REPLAT  
**Plat Book:** 52    **Plat Page:** 316    **Block:**    **Lot:** TR 3

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** V01  
**District:** 05    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL /  
 INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

| Building # | Type            | Description | Area/Units |
|------------|-----------------|-------------|------------|
| 1          | WDK - WOOD DECK | IRR         | 360        |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 1.62    **Calculated Acres:** 0    **Total Land Units:** 1.62

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES  |            | 1.62  |

**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:**  
 1918  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 03 - U-SHAPED

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2003

**Plumbing Fixtures:**

9

**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                 | 1,330       |
| USF - UPPER STORY FINISHED | 588         |
| OPF - OPEN PORCH FINISHED  | 200         |
| OPF - OPEN PORCH FINISHED  | 284         |
| GRF - GARAGE 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> |
|------------------|--------------|-------------|-------------|------------------------|------------------------|----------------------|
| 8/31/2010        | \$0          | 2909C       | 230         |                        | -                      | -                    |
| 11/21/2006       | \$1,000      | 2473C       | 644         | I - IMPROVED           | WD - WARRANTY DEED     | N - NON-ARM'S LENGTH |
| 6/30/2003        | \$25,000     | 1969C       | 144         | V - VACANT             | WD - WARRANTY DEED     | A - ACCEPTED         |
| 6/4/2003         | \$120,000    | 1951C       | 298         | V - VACANT             | WD - WARRANTY DEED     | P - MULTIPLE PARCELS |