

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 ROSS ROBERT C &
 CAROLYN D
 2244 PENDRAGON RD
 KINGSPORT TN 37660

Current Owner

CATAWBA ST 1324
 Ctrl Map: 046N Group: G Parcel: 033.00 Pl: SI: 000

Value Information

Land Market Value: \$25,300
Improvement Value: \$142,700
Total Market Appraisal: \$168,000
Assessment Percentage: 25%
Assessment: \$42,000

Subdivision Data

Subdivision: CITY OF KINGSPORT
Plat Book: 5 **Plat Page:** 172A **Block:** 119 **Lot:** 27

Additional Information

General Information

Class: 00 - Residential
City #: 380
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: KINGSPORT
Special Service District 2: 000
Neighborhood: K01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

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:** .29 **Total Land Units:** 0.29

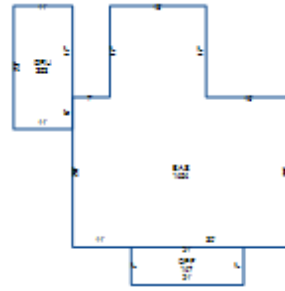
Land Code	Soil Class	Units
01 - RES		0.29

Residential Building #: 1

Improvement Type: 01 - SINGLE FAMILY
Exterior Wall: 11 - COMMON BRICK
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1 - - AVERAGE -
Square Feet of Living Area: 1454
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Stories: 1.00
Actual Year Built: 1952
Plumbing Fixtures: 6
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
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	1,454
OPF - OPEN PORCH FINISHED	147
GRU - GARAGE UNFINISHED	253

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	4X11	44
1	WDK - WOOD DECK	10X16	160
1	PTO - PATIO	5X17	85

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/27/2024	\$0	3625	267		QC - QUITCLAIM DEED	-
7/22/2020	\$0	3393	1644		TR - TRUSTEE'S DEED	-
10/28/2008	\$0	2716C	105		-	-
2/1/1952	\$0	0130A	00232		-	-