

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 MCCLELLAN SIDNEY C &
 LINDA S
 2044 WINDRIDGE DR
 KINGSPORT TN 37660

Current Owner

WINDRIDGE DR 2044

Ctrl Map: 047D Group: A Parcel: 045.00 Pl: SI: 000

Value Information

Land Market Value: \$34,100
Improvement Value: \$697,800
Total Market Appraisal: \$731,900
Assessment Percentage: 25%
Assessment: \$182,975

Subdivision Data

Subdivision:
 WINDRIDGE ESTATES SEC 2 REPLAT
Plat Book: 56 **Plat Page:** 530 **Block:** 2 **Lot:** 12R

Additional Information

REVISION

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K01
District: 10 **Number of Mobile Homes:** 0
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC **Zoning:**
Utilities - Gas/Gas Type: 03 - PRIVATE - NATURAL
 GAS

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.46	Calculated Acres: .48	Total Land Units: 0.48
Land Code	Soil Class	Units
01 - RES		0.48

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 2538
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 03 - U-SHAPED

Building Sketch



Stories:
 1.00
Actual Year Built:
 2015
Plumbing Fixtures:
 12
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,538
BMU - BASEMENT UNFINISHED	2,538
OPF - OPEN PORCH FINISHED	320
GRF - GARAGE FINISHED	792
OPF - OPEN PORCH FINISHED	72

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/23/2019	\$0	3342	1500		QC - QUITCLAIM DEED	-
1/4/2006	\$36,000	2358C	77	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/14/2003	\$0	1891C	239		-	-
4/6/1990	\$0	717C	689		-	-