

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

Jan 1 Owner  
 MCNAIR JOSHUA LANDIS &  
 JESSICA MEADOWS MCNAIR  
 2320 WOODRIDGE AVE  
 KINGSPORT TN 37664

Current Owner

**WOODRIDGE AVE 2320**  
 Ctrl Map: 062C    Group: E    Parcel: 012.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,500  
**Improvement Value:** \$111,700  
**Total Market Appraisal:** \$139,200  
**Assessment Percentage:** 25%  
**Assessment:** \$34,800

**Subdivision Data**

**Subdivision:** RIDGECREST SUB  
**Plat Book:** 4    **Plat Page:** 106    **Block:** A    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .37	<b>Total Land Units:</b> 0.37
Land Code	Soil Class	Units
01 - RES		0.37

**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:** 884  
**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:** 1950  
**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 Areas**

Areas	Square Feet
BAS - BASE	884
OPF - OPEN PORCH FINISHED	51
CPF - CARPORT FINISHED	336

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	12X14	168
1	WDK - WOOD DECK	12X16	192
1	SHD - SHED	18X18	324

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/8/2025	\$175,000	3679	529	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/25/2017	\$67,900	3256	974	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/18/2000	\$56,362	1496C	247	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/16/1998	\$54,900	1366C	56	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/1/1991	\$43,000	802C	561	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/3/1989	\$0	663C	692		-	-