

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

Jan 1 Owner  
 PEGUESE AMY DAWN MCATEE  
 1640 RIDGEWAY DR  
 KINGSPORT TN 37664

Current Owner

**RIDGEWAY DR 1640**

Ctrl Map: 062O    Group: A    Parcel: 049.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$29,000  
**Improvement Value:** \$233,800  
**Total Market Appraisal:** \$262,800  
**Assessment Percentage:** 25%  
**Assessment:** \$65,700

**Subdivision Data**

**Subdivision:** DONOVAN PROP REPLAT  
**Plat Book:** 54    **Plat Page:** 528    **Block:**    **Lot:** 1

**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**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	12X14	168
1	WDK - WOOD DECK	IRR	72

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .44    **Total Land Units:** 0.44

Land Code	Soil Class	Units
01 - RES		0.44

**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:** 1602  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 06 - EXTREME IRR

**Building Sketch**



**Stories:** 1.00  
**Actual Year Built:** 2014  
**Plumbing Fixtures:** 6  
**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	1,026
BSF - BASE SEMI FINISHED	576
BMU - BASEMENT UNFINISHED	384

## Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/1/2021	\$225,000	3481	1836	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/25/2019	\$162,900	3323	723	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/28/2015	\$153,500	3180	284	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/31/2014	\$149,950	3138	1858	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/28/2014	\$25,000	3118	1603	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/23/2006	\$57,000	2439C	661	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH