

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 Current Owner
 MAGNOLIA RIDGE HOMEOWNERS
 ASSOCIATION INC
 % CEDAR MANAGEMENT GROUP
 10610 METROMONT PKWY #204
 CHARLOTTE NC 28269

ROCKY BRANCH RD
 Ctrl Map: 078
 Group:
 Parcel: 044.00
 Pl:
 SI: 000

Value Information

Land Market Value: \$255,100
Improvement Value: \$0
Total Market Appraisal: \$255,100
Assessment Percentage: 25%
Assessment: \$63,775

Subdivision Data

Subdivision:
 MAGNOLIA RIDGE SUBDIVISION PH 2

Plat Book: 59 **Plat Page:** 280-283 **Block:** **Lot:**

Additional Information

OPEN SPACE

General Information

Class: 00 - Residential **City:** KINGSPORT
City #: 380 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** K01
District: 07 **Number of Mobile Homes:** 0
Number of Buildings: 0 **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
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 11.44 **Calculated Acres:** **Total Land Units:** 11.44

Land Code	Soil Class	Units
03 - SMALL TRACT		11.44

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/26/2024	\$0	3616	636		QC - QUITCLAIM DEED	-
8/4/2021	\$275,000	3459	412	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/16/1981	\$0	277C	638		-	-
9/1/1976	\$0	99C	557		-	-
12/21/1960	\$0	210	161		-	-