

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

Jan 1 Owner  
 ROWLAND GARY L & CINDY E  
 TRUSTEES  
 309 SOUTHWOOD DR  
 KINGSPORT TN 37664

Current Owner

**SOUTHWOOD DR 309**  
 Ctrl Map: 091C    Group: B    Parcel: 015.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$66,600  
**Improvement Value:** \$836,300  
**Total Market Appraisal:** \$902,900  
**Assessment Percentage:** 25%  
**Assessment:** \$225,725

**Subdivision Data**

**Subdivision:** SOUTH WOODS ESTATES  
**Plat Book:** 23    **Plat Page:** 39-    **Block:**    **Lot:** 7

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 13  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** K03  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**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> 5.54	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 5.54
Land Code	Soil Class	Units
01 - RES		5.54

**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:** 4096  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 1998  
**Plumbing Fixtures:** 11  
**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	3,414
OPF - OPEN PORCH FINISHED	276
OPF - OPEN PORCH FINISHED	78
GRF - GARAGE FINISHED	600
BMU - BASEMENT UNFINISHED	3,017
USH - UPPER STORY HIGH	1,136

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	GFD - DETACHED GARAGE FINISHED	18X49	882
1	PFO - OPEN PORCH FINISHED	8X31	248
1	POL - SWIMMING POOL	16X32	512

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
9/16/2022	\$0	3526	1698		QC - QUITCLAIM DEED	-
5/1/1995	\$33,000	1060C	197	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
2/20/1995	\$0	1054C	78		-	-
3/2/1993	\$33,700	899C	1	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/7/1993	\$0	887C	523		-	-