

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

Jan 1 Owner  
 Current Owner  
 FELIU GERALD H &  
 KATHY J  
 265 TIMBERLAND CIR  
 KINGSPORT TN 37664

**TIMBERLAND CIR 265**  
 Ctrl Map: 091G    Group: B    Parcel: 004.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,400  
**Improvement Value:** \$481,300  
**Total Market Appraisal:** \$508,700  
**Assessment Percentage:** 25%  
**Assessment:** \$127,175

**Subdivision Data**

**Subdivision:** TIMBERLAND ESTATES  
**Plat Book:** 29    **Plat Page:** 37    **Block:**    **Lot:** 34

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K03  
**District:** 13    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X15	120

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 1.1    **Total Land Units:** 1.1

Land Code	Soil Class	Units
01 - RES		1.10

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 04 - SIDING AVERAGE  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 2- - ABOVE AVERAGE -  
**Square Feet of Living Area:** 2650  
**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:** 2.00  
**Actual Year Built:** 1994  
**Plumbing Fixtures:** 9  
**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	1,396
USF - UPPER STORY FINISHED	1,254
OPF - OPEN PORCH FINISHED	812
GRF - GARAGE FINISHED	552
BMU - BASEMENT UNFINISHED	1,396

**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>
4/6/2006	\$0	2384C	207		-	-
10/12/2000	\$203,000	1557C	740	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/17/1993	\$23,000	941C	164	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
8/5/1993	\$0	941C	161		-	-