

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

Jan 1 Owner  
 BISHOP JOEL ANDREW &  
 KRISTEN MEREDITH CO-TRUSTEES  
 120 SHADOW WOOD LN  
 KINGSPORT TN 37663

Current Owner

**SHADOW WOOD LN 120**  
 Ctrl Map: 092A    Group: B    Parcel: 018.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$34,200  
**Improvement Value:** \$661,900  
**Total Market Appraisal:** \$696,100  
**Assessment Percentage:** 25%  
**Assessment:** \$174,025

**Subdivision Data**

**Subdivision:** MOCCASIN RIDGE  
**Plat Book:** 28    **Plat Page:** 44    **Block:** A    **Lot:** 9

**Additional Information**

JT REVOC LIVING TRUST

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**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	IRR	130

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

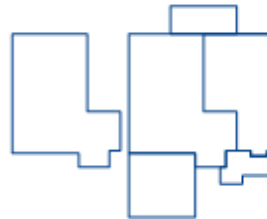
**Deed Acres:** 0    **Calculated Acres:** .73    **Total Land Units:** 0.73

Land Code	Soil Class	Units
01 - RES		0.73

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 11 - COMMON BRICK  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2 - ABOVE AVERAGE  
**Square Feet of Living Area:**  
 2328  
**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:**

2008

**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:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,328
BMF - BASEMENT FINISHED	1,392
OPF - OPEN PORCH FINISHED	240
OPF - OPEN PORCH FINISHED	180
GRF - GARAGE FINISHED	552
BMU - BASEMENT UNFINISHED	936

**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>
8/8/2025	\$0	3662	1168		QC - QUITCLAIM DEED	-
3/22/2021	\$407,500	3435	28	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/27/2013	\$299,000	3103	2477	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/30/1988	\$0	610C	624		-	-