

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

Jan 1 Owner  
 Current Owner  
 HAMILTON DEREK B &  
 BETHANY L  
 309 MEADOW LN  
 KINGSPORT TN 37663

**MEADOW LN 309**  
 Ctrl Map: 0920    Group: E    Parcel: 003.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$20,400  
**Improvement Value:** \$266,300  
**Total Market Appraisal:** \$286,700  
**Assessment Percentage:** 25%  
**Assessment:** \$71,675

**Subdivision Data**

**Subdivision:** WHITE OAK  
**Plat Book:** 5    **Plat Page:** 114    **Block:** B    **Lot:** 18

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:** KINGSPORT  
**City #:** 380    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** K01  
**District:** 14    **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:** 00 - NONE

**Outbuildings & Yard Items**

| Building # | Type            | Description | Area/Units |
|------------|-----------------|-------------|------------|
| 1          | WDK - WOOD DECK | IRR         | 264        |

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .35    **Total Land Units:** 0.35

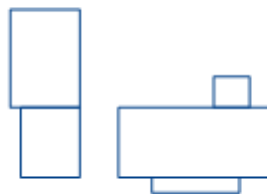
| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 01 - RES  |            | 0.35  |

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 11 - COMMON BRICK  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 1647  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 01 - RECTANGLE

**Stories:** 1.00  
**Actual Year Built:** 1970  
**Plumbing Fixtures:** 8  
**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 Sketch**



**Building Areas**

| Areas                         | Square Feet |
|-------------------------------|-------------|
| BAS - BASE                    | 1,647       |
| BMF - BASEMENT FINISHED       | 621         |
| EPF - ENCLOSED PORCH FINISHED | 168         |
| OPF - OPEN PORCH FINISHED     | 204         |
| BMU - BASEMENT UNFINISHED     | 1,026       |

**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>      |
|------------------|--------------|-------------|-------------|------------------------|------------------------|---------------------------|
| 8/31/2017        | \$195,000    | 3257        | 1077        | I - IMPROVED           | WD - WARRANTY DEED     | A - ACCEPTED              |
| 7/29/2008        | \$135,000    | 2690C       | 765         | I - IMPROVED           | WD - WARRANTY DEED     | I - FINANCIAL INSTITUTION |
| 5/12/2008        | \$0          | 2690C       | 760         |                        | -                      | -                         |
| 8/15/2007        | \$139,900    | 2579C       | 39          | I - IMPROVED           | WD - WARRANTY DEED     | G - FORCED SALE           |
| 4/14/2006        | \$162,000    | 2389C       | 349         | I - IMPROVED           | WD - WARRANTY DEED     | A - ACCEPTED              |