

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

Jan 1 Owner  
 WININGER JAMES H & MARY B  
 TRUSTEES  
 374 ROCK VALLEY RD  
 KINGSPORT TN 37664

Current Owner

**ROCK VALLEY DR 374**  
 Ctrl Map: 105P    Group: A    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$27,100  
**Improvement Value:** \$254,300  
**Total Market Appraisal:** \$281,400  
**Assessment Percentage:** 25%  
**Assessment:** \$70,350

**Subdivision Data**

**Subdivision:**  
 ROCK SPRINGS VALLEY SUB  
**Plat Book:** 8    **Plat Page:** 69    **Block:** C    **Lot:** 9&10

**Additional Information**

**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:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/22/1999	\$0	1443C	247		-	-
3/20/1975	\$0	0048C	00678		-	-

**Land Information**

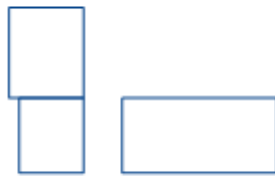
**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 0.8

Land Code	Soil Class	Units
01 - RES		0.80

**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:**  
 1740  
**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:**  
 1976  
**Plumbing Fixtures:**  
 6  
**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	1,740
BMF - BASEMENT FINISHED	1,015
BMU - BASEMENT UNFINISHED	725

## Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	8X20	160
1	STP - STOOP	4X10	40
1	WDK - WOOD DECK	IRR	608