

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

Jan 1 Owner  
 KALALUHI REGINA F &  
 STEPHEN L  
 161 MEADOW GLEN CIR  
 KINGSPORT TN 37663

Current Owner

**MEADOW GLEN CIR 161**

Ctrl Map: 106l    Group: A    Parcel: 002.44    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$32,500  
**Improvement Value:** \$280,900  
**Total Market Appraisal:** \$313,400  
**Assessment Percentage:** 25%  
**Assessment:** \$78,350

**Subdivision Data**

**Subdivision:**  
 QUAIL CREEK EST SEC 10

**Plat Book:** 15    **Plat Page:** 50    **Block:** B    **Lot:** 29

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 14  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 03 - PUBLIC / INDIVIDUAL  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** KINGSPORT  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	10X20	200
1	WDK - WOOD DECK	4X7	28

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 0    **Total Land Units:** 0.63

Land Code	Soil Class	Units
01 - RES		0.63

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1653  
**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:**  
 1980  
**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	1,653
BMF - BASEMENT FINISHED	1,653
OPF - OPEN PORCH FINISHED	42

**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>
4/24/2023	\$384,900	3554	2247	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/18/2022	\$180,000	3535	1879	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/19/2007	\$165,500	2529C	206	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/19/2006	\$0	2489C	334		-	-
1/31/1994	\$106,000	972C	109	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/8/1981	\$0	280C	245		-	-