

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

Jan 1 Owner  
 LANDRUM WILLIAM S &  
 KIMBERLY J  
 4509 RONALD DR  
 KINGSPORT TN 37664

Current Owner

**RONALD DR 4509**  
 Ctrl Map: 062E    Group: B    Parcel: 013.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$31,200  
**Improvement Value:** \$265,500  
**Total Market Appraisal:** \$296,700  
**Assessment Percentage:** 25%  
**Assessment:** \$74,175

**Subdivision Data**

**Subdivision:**  
 HICKORY HILLS SUB  
**Plat Book:** 7    **Plat Page:** 3    **Block:** D    **Lot:** 7

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 380  
**Special Service District 1:** 000  
**District:** 07  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**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:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 0	<b>Calculated Acres:</b> .55	<b>Total Land Units:</b> 0.55
Land Code	Soil Class	Units
01 - RES		0.55

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1496  
**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:**  
 1977  
**Plumbing Fixtures:**  
 9  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**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	1,496
BMF - BASEMENT FINISHED	1,188
OPF - OPEN PORCH FINISHED	216
GRF - GARAGE FINISHED	594

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	5X7	35
1	WDK - WOOD DECK	10X14	140
1	UTB - UTILITY BUILDING	12X28	336

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/6/2024	\$310,000	3621	1476	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/16/2019	\$0	3319	1328		QC - QUITCLAIM DEED	-
8/26/2004	\$113,000	2156C	689	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/31/2002	\$112,900	1842C	349	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/2/1978	\$0	186C	760		-	-
1/1/1978	\$47,400	186C	0760	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED