

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

Jan 1 Owner  
 MILLER WILLIAM R &  
 ARLENA M  
 4305 MORNINGSTAR DR  
 KINGSPORT TN 37664

Current Owner

**MORNINGSTAR DR 4305**  
 Ctrl Map: 062F    Group: E    Parcel: 006.45    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$26,400  
**Improvement Value:** \$202,400  
**Total Market Appraisal:** \$228,800  
**Assessment Percentage:** 25%  
**Assessment:** \$57,200

**Subdivision Data**

**Subdivision:**  
 MORNINGSTAR SUB  
**Plat Book:** 45    **Plat Page:** 74    **Block:**    **Lot:** 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:** 11    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL  
 GAS

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X10	80
1	STP - STOOP	IRR	28

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.32    **Calculated Acres:** .32    **Total Land Units:** 0.32

Land Code	Soil Class	Units
01 - RES		0.32

**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:**  
 1347  
**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:**  
 1999  
**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	1,347
BMU - BASEMENT UNFINISHED	1,236

**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>
7/31/2000	\$110,000	1540C	199	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/3/1999	\$36,000	1449C	67	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/25/1999	\$200,000	1398C	168	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/24/1996	\$0	1122C	671		-	-