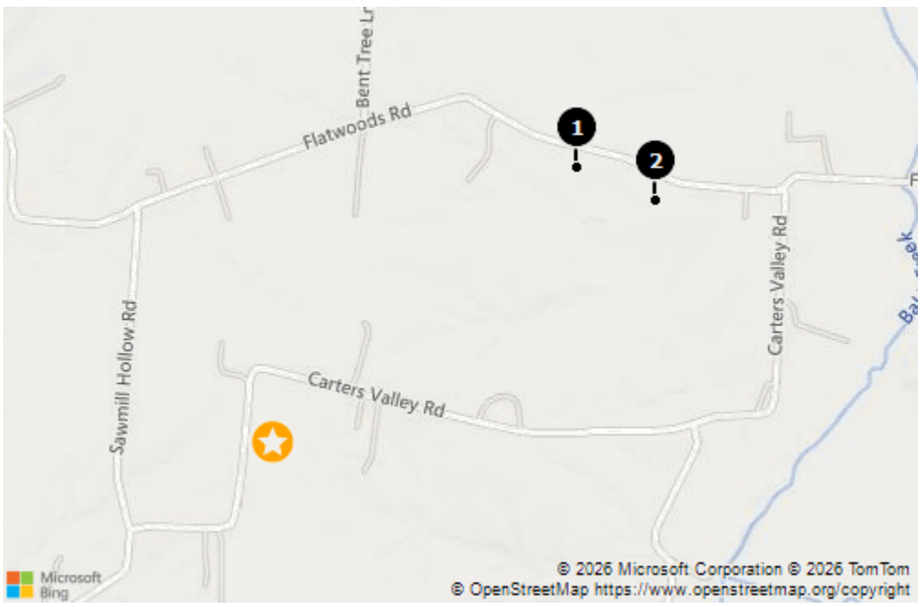
ICE SiteX Report

OrderID: 98697656

SiteX Property Information Report



Subject Property Location

1090 CARTERS VALLEY RD, MOSHEIM, TN 37818-2516

County:	**GREENE TN**	Census Tract:	470590914.001111
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	042 03723	Thomas Bros Pg-Grid:	

Valuation

Value:	**$179,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$155,730 - $202,270	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	30A00
Assd Land Value:	$3,375	Market Land Value:	$13,500	Tax Year:	2025
Assd Improvement:	$35,925	Market Improvment Value:	$143,700	Total Taxable Value:	$648
Total Assessed Value:	$39,300	Total Assessor Market Value:	$157,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 District: 11 Subdivision: MCNEESE PROP Map Ref: 042
Abbreviated Description: DISTRICT: 11, COUNTY AREA: R02

Property Characteristics

Lot Size:	34,412 SF	Bedrooms:		Pool:	
Building Area:	1188 SF	Baths:	2	Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2024	Sales Price:	$133,434
Document #:	24008842 BK-PG 698-1074	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$132,500
Document #:	23000655 BK-PG 698A-1071	Type of Sale:	Full Amount on Deed
Contract Date:	01/20/2023		
Document Type:			
Legal Description:			

District: 11 Subdivision: MCNEESE PROPERTY Tract No: 22 Map Ref: CAB E-22

Prior Transfer

Recording Date:	01/20/2023	Sales Price:	$132,500
Document #:	BK-PG 698A -1071	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 22 District: 11 Subdivision: MCNEESE PROP Map Ref: 042
Abbreviated Description: DISTRICT: 11, COUNTY AREA: R02

ICE SiteX Report

OrderID: 98697656

Mortgage Record

Recording Date:	03/06/2017	Loan Amount:	N/A
Document #:	17001806 BK-PG 583A-2666	Loan Type:	New Conventional
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/06/2017	Sales Price:	$15,750
Document #:	17001805 BK-PG 583A-2664	Type of Sale:	Full Amount on Deed
Contract Date:	03/01/2017		
Document Type:			

Legal Description:
Lot: 22 Subdivision: MCNEESE PROP

Prior Transfer

Recording Date:	03/01/2017	Sales Price:	$15,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/30/2015	Sales Price:	$40,843
Document #:	15010217 BK-PG 527A-430	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/03/2013	Loan Amount:	N/A
Document #:	13004774 BK-PG 527A-430	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$210,000	Median # of Bedrooms	
Median Lot Size	114,345 SF	Median # of Baths	1
Median Living Area	1,156 SF	Median Year Built	1997
Price Range - 2 Yrs	$30,000 to $180,000	Age Range	28 years to 29 years
Median Value	$105,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**815 FLATWOODS RD MOSHEIM, TN 37818-2436**	06/12/2026	$180,000	$113	1584	//2	1998	198,199 SF	
		APN: 042 02302 Document #: 26005977 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: District: 11 Abbreviated Description: District:11								
2	.59Mi.	**721 FLATWOODS RD MOSHEIM, TN 37818-2435**	07/03/2025	$30,000	$41	728	//	1997	30,492 SF	
		APN: 042 02305 Document #: 25006064 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 District: 11 Subdivision: HOWARD WEST PROPERTY MapRef: CAB A SL 329 Abbreviated Description: Lot:5 District:11 Subdivision:HOWARD WEST PROPERTY Map Ref:CAB A SL 329								

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98697656

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1090 CARTERS VALLEY RD**	**01/20/2023**	$157,200	$39,300	1,188	//2	2017	34,412 SF	
.02Mi.	**1110 CARTERS VALLEY RD**	**07/26/2019**	$158,000	$39,500	1,144	//2	2019	33,977 SF	
.02Mi.	**1070 CARTERS VALLEY RD**	**02/18/2025**	$130,800	$32,700	1,176	//2	2003	34,412 SF	
.04Mi.	**1050 CARTERS VALLEY RD**	**05/17/2004**	$187,300	$46,825	1,848	//2	2003	34,412 SF	
.06Mi.	**1220 CARTERS VALLEY RD**	**06/13/2022**	$204,800	$51,200	1,560	//2.5	2019	29,621 SF	
.06Mi.	**1140 CARTERS VALLEY RD**	**07/14/2022**	$159,200	$39,800	1,296	//2	2002	1 SF	
.06Mi.	**1240 CARTERS VALLEY RD**	**03/10/2015**	$147,600	$36,900	1,428	//2	1998	26,572 SF	
.07Mi.	**1020 CARTERS VALLEY RD**	**06/24/2004**	$171,100	$42,775	1,512	//2	2004	2 SF	
.09Mi.	**1300 CARTERS VALLEY RD**	**10/29/2007**	$223,600	$55,900	2,030	//2	2008	35,284 SF	
.09Mi.	**1360 CARTERS VALLEY RD**	**03/10/1999**	$174,400	$43,600	1,512	//2	1998	6 SF	
.12Mi.	**1340 CARTERS VALLEY RD**	**07/10/2015**	$66,200	$16,550	1,152		2009	35,719 SF	
.13Mi.	**1195 CARTERS VALLEY RD**	**12/09/2010**	$91,500	$22,875	1,216		1995	13 SF	
.13Mi.	**1285 CARTERS VALLEY RD**	**02/17/2017**	$257,800	$64,450	2,052	//2.5	2017	1 SF	
.16Mi.	**1370 CARTERS VALLEY RD**	**09/06/2019**	$236,700	$59,175	1,728	//3	2019	2 SF	
.16Mi.	**111 SAWMILL HOLLOW RD**	**06/24/1985**	$30,500	$7,625	560		1970	3 SF	
.17Mi.	**1295 CARTERS VALLEY RD**	**08/09/2000**	$118,900	$29,725	1,104	//2	1999	2 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	47.2 years old	Households:	2,132
Median Household Income:	$51,318	Households w/Family:	71%
Household Income Per Capita:	$29,099	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Greene County School District	Students:	6,088
Number of Schools:	18	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.08Mi.	**North Greene High School**	A-	Public	9 - 12

Number of Students: 294
Student-Teacher Ratio: NA
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	109%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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