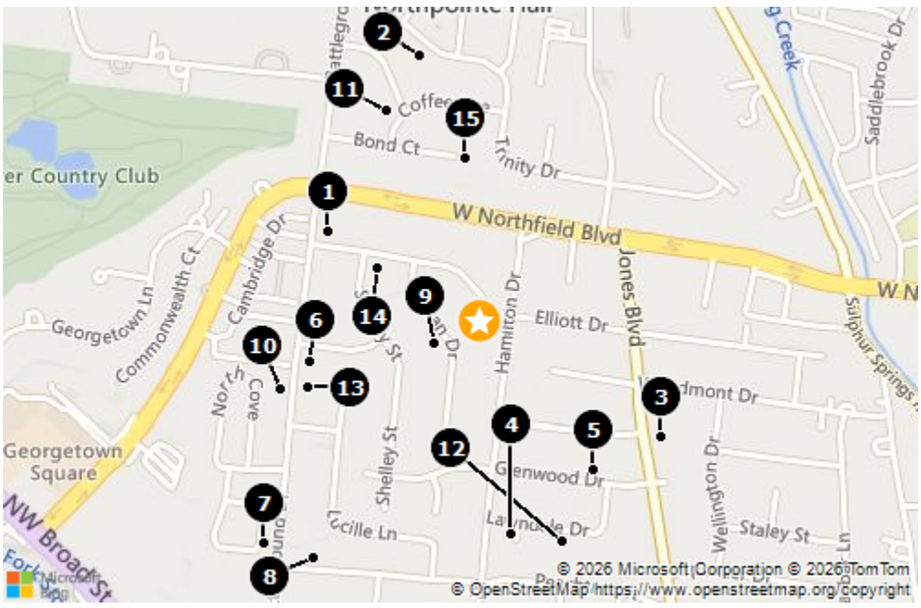
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1103 ELLIOTT DR, MURFREESBORO, TN 37129-1817

County:	**RUTHERFORD TN**	Census Tract:	471490417.003002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	080J-D-006.00-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$400,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$352,000 - $448,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$27,500	Market Land Value:	$110,000	Tax Year:	2025
Assd Improvement:	$82,550	Market Improvment Value:	$330,200	Total Taxable Value:	$2,342
Total Assessed Value:	$110,050	Total Assessor Market Value:	$440,200	Delinquent Year:	
				Tax Account ID:	R0046542
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 123 Section: 2 District: 515 Subdivision: PLEASANT ACRES SEC 2 Map Ref: 2-2

Abbreviated Description:	LOT 123 PLEASANT ACRES SEC 2 PB 2 PG 2 80 X 157.7 IRR
City/Muni/Twp:	MURFREESBORO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2178 SF	Baths:	1.5	Fireplace:	1
Year Built:	1964	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Gravel/Rock
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/15/2026	Sales Price:	N/A
Document #:	2630817 BK-PG 1226-1079	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/04/2019	Sales Price:	$131,000
Document #:	2198844 BK-PG 1226-1079	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/13/2013	Sales Price:	$35,000
Document #:	1849439 BK-PG 950-3495	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/12/2013	Loan Amount:	N/A
Document #:	BK-PG 1226-1079	Loan Type:	VA
TD Due Date:		Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	06/12/2013	Sales Price:	$151,000
Document #:	BK-PG 1226-1077	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/2013		
Document Type:			

Legal Description:
Lot: 123 Subdivision: PLEASANT ACRES II
Abbreviated Description: LOT 123 PLEASANT ACRES SEC 2 P

Prior Transfer

Recording Date:	06/06/2013	Sales Price:	$151,000
Document #:	BK-PG 1226 -1077	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 123 Section: 2 District: 515 Subdivision: PLEASANT ACRES SEC 2 Map Ref: 2-2
Abbreviated Description: LOT 123 PLEASANT ACRES SEC 2 PB 2 PG 2 80 X 157.7 IRR
City/Muni/Twp: MURFREESBORO

Mortgage Record

Recording Date:	10/02/2009	Loan Amount:	N/A
Document #:	BK-PG 950-3495	Loan Type:	
TD Due Date:	09/03/2024	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/03/2009	Sales Price:	N/A
Document #:	BK-PG 950-3493	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:
Lot: 123 Subdivision: PLEASANT ACRES II

Prior Transfer

Recording Date:	10/25/2004	Sales Price:	N/A
Document #:	BK-PG RB440-749	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 123 Subdivision: PLEASANT ACRES II

Area Sales Analysis

Total Area Sales	$5,498,200	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,563 SF	Median Year Built	1963
Price Range - 2 Yrs	$320,000 to $450,000	Age Range	23 years to 69 years
Median Value	$359,000	Median Age	63 years

Comparable Sales Data

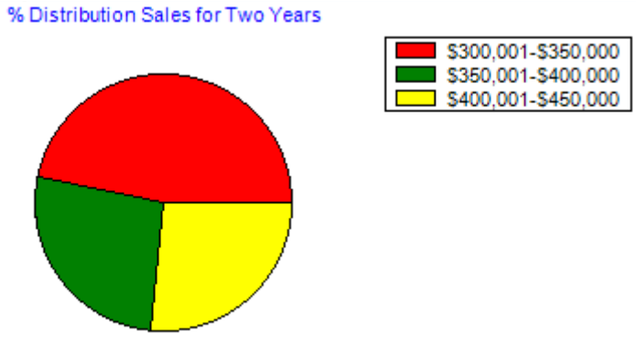
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2002 BATTLEGROUND DR** **MURFREESBORO, TN 37129-1738**	09/29/2026	$324,900	$259	1250	//1.5	1962	SF	
		APN: 080J-A-014.00-000 Document #: 2670657 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Section: II Subdivision: PLEASANT ACRES SUBDIVISION MapRef: MB 2 PG 2 Abbreviated Description: Lot:54 Section:II Subdivision:PLEASANT ACRES SUBDIVISION Map Ref:MB 2 PG 2City/Muni/Twp:MURFREESBORO City/Muni/Twp: MURFREESBORO								
2	.36Mi.	**1311 TRINITY DR** **MURFREESBORO, TN 37129-1461**	09/28/2026	$405,000	$251	1613	//2	1977	SF	
		APN: 080G-D-002.00-000 Document #: 2670578 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 181 Section: VI Subdivision: FOREST HILLS ESTATES MapRef: MB 4 PG 49 Abbreviated Description: Lot:181 Section:VI Subdivision:FOREST HILLS ESTATES Map Ref:MB 4 PG 49								
3	.29Mi.	**1810 JONES BLVD** **MURFREESBORO, TN 37129-1840**	09/25/2026	$405,000	$259	1563	//2	1959	SF	
		APN: 080K-F-021.00-000 Document #: 2670313 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 13 Subdivision: POTTSDALE SUBDIVISION MapRef: MB 1996 PG 518 Abbreviated Description: Lot:1 District:13 Subdivision:POTTSDALE SUBDIVISION Map Ref:MB 1996 PG 518City/Muni/Twp:MURFREESBORO City/Muni/Twp: MURFREESBORO								
4	.29Mi.	**1019 LAWNDALE DR** **MURFREESBORO, TN 37129-1843**	09/15/2026	$333,000	$229	1452	//1	1957	SF	
		APN: 080O-B-002.00-000 Document #: 2668786 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: POTTSDALE SUBDIVISION MapRef: MB 1 PG 52 Abbreviated Description: Lot:26 Subdivision:POTTSDALE SUBDIVISION Map Ref:MB 1 PG 52								
5	.24Mi.	**910 GLENWOOD DR** **MURFREESBORO, TN 37129-1824**	09/01/2026	$325,000	$223	1455	//1.5	1958	12,533 SF	
		APN: 080J-H-012.00-000 Document #: 2666667 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Section: 1 District: 13 Subdivision: POTTSDALE SUBDIVISION MapRef: MB 1 PG 52 Abbreviated Description: Lot:46 Section:1 District:13 Subdivision:POTTSDALE SUBDIVISION Map Ref:MB 1 PG 52City/Muni/Twp:MURFREESBORO City/Muni/Twp: MURFREESBORO								
6	.23Mi.	**1323 DAWSON PL** **MURFREESBORO, TN 37129-1802**	07/17/2026	$377,000	$146	2575	//2	1963	SF	
		APN: 080J-G-001.00-000 Document #: 2659492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 82 District: 13 Subdivision: PLEASANT ACRES MapRef: MB 2 PG 2 Abbreviated Description: Lot:82 District:13 Subdivision:PLEASANT ACRES Map Ref:MB 2 PG 2								
7	.41Mi.	**1633 O GREEN CV**	06/26/2026	$379,900	$344	1102	//2.25	2003	SF	

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		MURFREESBORO, TN 37129-6083								
	APN: 080J-I-018.00-000 Document #: 2656170 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Section: III Subdivision: BATTLEGROUND PLACE MapRef: MB 25 PG 93 Abbreviated Description: Lot:60 Section:III Subdivision:BATTLEGROUND PLACE Map Ref:MB 25 PG 93									
8	.38Mi.	**1328 PEACHTREE ST**	06/23/2026	$339,000	$290	1165	//2	2002	10,032 SF	
		MURFREESBORO, TN 37129-2083								
	APN: 080J-G-043.00-000 Document #: 2655390 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: MINGLEWOOD SUBDIVISION MapRef: MB 20 PG 370 Abbreviated Description: Lot:23 Subdivision:MINGLEWOOD SUBDIVISION Map Ref:MB 20 PG 370									
9	.07Mi.	**1903 SUSAN DR**	05/29/2026	$450,000	$230	1950	//2	1962	SF	
		MURFREESBORO, TN 37129-1865								
	APN: 080J-E-008.00-000 Document #: 2651537 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Section: II Subdivision: PLEASANT ACRES MapRef: MB 2 PG 2 Abbreviated Description: Lot:105 Section:II Subdivision:PLEASANT ACRES Map Ref:MB 2 PG 2									
10	.28Mi.	**1819 BATTLEGROUND DR**	05/28/2026	$320,000	$163	1952	//2	1989	SF	
		MURFREESBORO, TN 37129-1728								
	APN: 080J-I-006.00-000 Document #: 2651152 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: AINSWORTH SUBDIVISION MapRef: MB 11 PG 197 Abbreviated Description: Lot:1 Subdivision:AINSWORTH SUBDIVISION Map Ref:MB 11 PG 197									
11	.3Mi.	**1226 COFFEE AVE**	05/21/2026	$415,000	$195	2125	//2	1968	SF	
		MURFREESBORO, TN 37129-1466								
	APN: 080G-D-020.00-000 Document #: 2650140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 132 Subdivision: FOREST HILLS ESTATES MapRef: MB 10 PG 56 Abbreviated Description: Lot:132 Subdivision:FOREST HILLS ESTATES Map Ref:MB 10 PG 56									
12	.31Mi.	**1003 LAWNDALE DR**	05/06/2026	$337,400	$243	1384	//1.5	1957	SF	Pool/ Spa
		MURFREESBORO, TN 37129-1843								
	APN: 080O-B-006.00-000 Document #: 2647861 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Section: I Subdivision: POTTSDALE SUB MapRef: MB 1 PG 52 Abbreviated Description: Lot:22 Section:I Subdivision:POTTSDALE SUB Map Ref:MB 1 PG 52									
13	.24Mi.	**1818 BATTLEGROUND DR**	04/17/2026	$329,000	$281	1170	//2	1999	SF	
		MURFREESBORO, TN 37129-1759								
	APN: 080J-G-058.00-000 Document #: 2644626 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Section: II Subdivision: MINGLEWOOD SUBDIVISION MapRef: MB 20 PG 370 Abbreviated Description: Lot:8 Section:II Subdivision:MINGLEWOOD SUBDIVISION Map Ref:MB 20 PG 370									
14	.15Mi.	**1922 SHELLEY ST**	04/13/2026	$359,000	$180	1984	//1.5	1962	SF	
		MURFREESBORO, TN 37129-1852								
	APN: 080J-E-001.00-000 Document #: 2643621 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Section: II Subdivision: PLEASANT ACRES MapRef: MB 2 PG 2 Abbreviated Description: Lot:98 Section:II Subdivision:PLEASANT ACRES Map Ref:MB 2 PG 2									
15	.21Mi.	**1203 BOND CT**	03/02/2026	$399,000	$213	1870	//1.5	1970	SF	
		MURFREESBORO, TN 37129-1437								
	APN: 080G-E-010.00-000 Document #: 2637137 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Section: V Subdivision: FOREST HILLS ESTATES MapRef: MB 3 PG 25 Abbreviated Description: Lot:123 Section:V Subdivision:FOREST HILLS ESTATES Map Ref:MB 3 PG 25									

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.

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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.	**1103 ELLIOTT DR**	**06/06/2013**	$440,200	$110,050	2,178	//1.5	1964		
.02Mi.	**1107 ELLIOTT DR**	**04/04/2025**	$314,600	$78,650	1,436	//1.5	1962		
.02Mi.	**1923 HAMILTON DR**	**06/15/2007**	$313,200	$78,300	1,422	//1	1960		
.03Mi.	**1902 SUSAN DR**	**10/06/2009**	$389,000	$97,250	1,928	//2	1962		
.03Mi.	**1834 SUSAN DR**	**05/05/2021**	$417,800	$104,450	2,350	//2	1961		
.03Mi.	**1919 HAMILTON DR**	**04/06/2020**	$382,100	$95,525	2,178	//2	1961		
.03Mi.	**1906 SUSAN DR**	**10/15/2024**	$411,700	$102,925	2,132	//2	1962	12,750 SF	
.04Mi.	**1111 ELLIOTT DR**	**07/28/2021**	$353,800	$88,450	1,668	//1.5	1964		
.04Mi.	**2003 HAMILTON DR**	**02/13/2023**	$399,100	$99,775	2,178	//2	1964		
.05Mi.	**1910 SUSAN DR**	**04/20/1988**	$324,500	$81,125	1,525	//1.5	1963	12,750 SF	
.05Mi.	**1915 HAMILTON DR**	**11/05/2018**	$393,700	$98,425	1,972	//3	1964	15,000 SF	
.05Mi.	**1830 SUSAN DR**	**06/16/2014**	$417,400	$104,350	2,178	//1.5	1960		
.05Mi.	**1115 ELLIOTT DR**	**06/28/1993**	$386,100	$96,525	1,879	//2	1962		
.06Mi.	**1106 ELLIOTT DR**	**12/27/2019**	$323,200	$80,800	1,125	//2	1965		
.06Mi.	**1914 SUSAN DR**	**12/15/1972**	$339,000	$84,750	1,436	//1.5	1962	12,750 SF	
.06Mi.	**1922 HAMILTON DR**	**10/14/2008**	$300,400	$75,100	1,253	//1.5	1960		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	37.1 years old	Households:	26,354
Median Household Income:	$89,854	Households w/Family:	71%
Household Income Per Capita:	$41,532	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Murfreesboro City Elementary School District	Students:	9,342
Number of Schools:	13	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.85Mi.	**Mitchell-Neilson Elementary School** Number of Students: 619 Student-Teacher Ratio: NA	C-	Public	PK - 6
0.85Mi.	**Mitchell-Neilson Elementary School** Number of Students: 619 Student-Teacher Ratio: NA	C-	Public	PK - 6
2.36Mi.	**Siegel High School** Number of Students: 1,910 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
2.36Mi.	**Siegel High School** Number of Students: 1,910 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
2.61Mi.	**Siegel Middle School** Number of Students: 1,196 Student-Teacher Ratio: NA	B-	Public	6 - 8
2.61Mi.	**Siegel Middle School** Number of Students: 1,196 Student-Teacher Ratio: NA	B-	Public	6 - 8

Flood Report

The Subject Property of **1103 ELLIOTT DR, MURFREESBORO, TN 37129-1817** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	70%	NOTABLY LOWER
OVERALL	82%	LOWER

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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