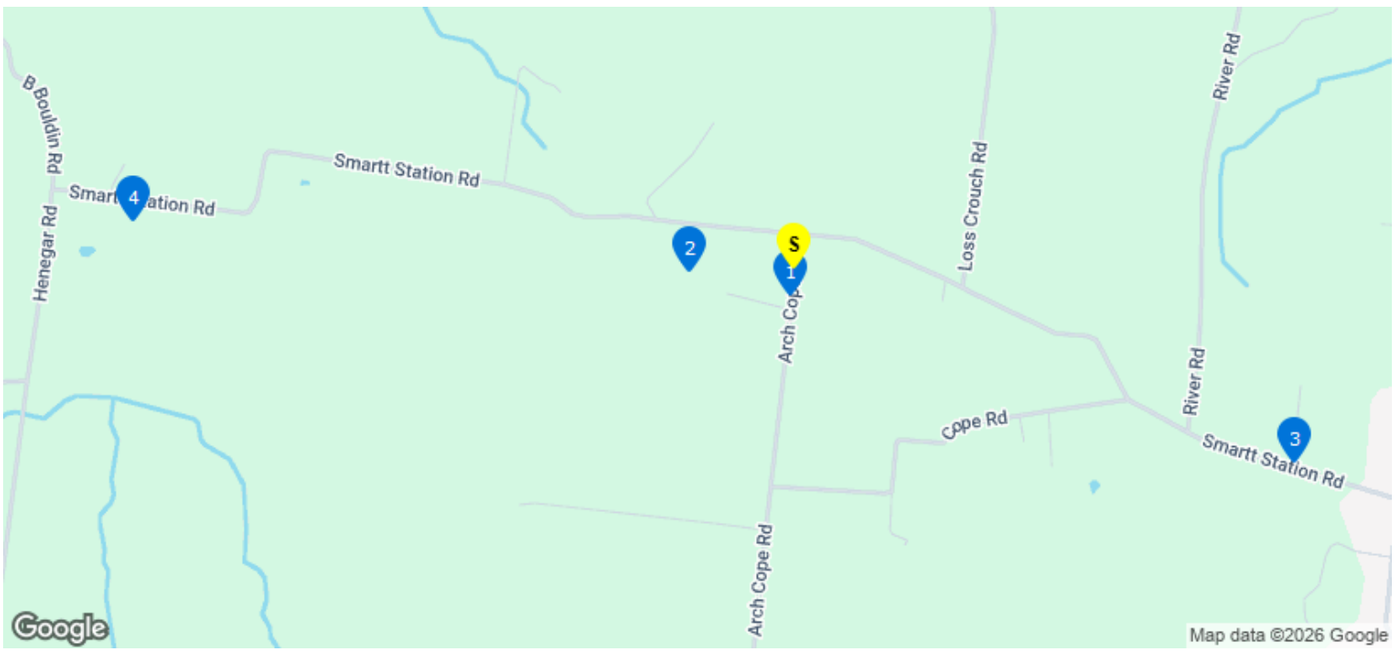
ICE SiteX Report

OrderID: 98779433

SiteX Property Information Report



Subject Property Location

1115 ARCH COPE RD, MORRISON, TN 37357-5586

County:	**WARREN TN**	Census Tract:	9308.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	078 05605	Thomas Bros Pg-Grid:	

Valuation

Value:	**$220,000**	FSD:	34	Common Confidence Score:	23
Value Range:	$145,200 - $294,800	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	89A00
Assd Land Value:	$4,500	Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:	$31,625	Market Improvment Value:	$126,500	Total Taxable Value:	$437
Total Assessed Value:	$36,125	Total Assessor Market Value:	$144,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 09 Subdivision: STRAWBERRY FIELDS PHASE II PLAT Map Ref: 078
Abbreviated Description: DIST:09 SUBD:STRAWBERRY FIELDS PHASE II PLAT MAP REF:078

Property Characteristics

Lot Size:	24,829 SF	Bedrooms:		Pool:	
Building Area:	1297 SF	Baths:	2	Fireplace:	
Year Built:	2025	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:	Finished	Heating:	Yes
Number of Stories:	1+A	Number of Cars:	2	A/C:	Yes
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/03/2026	Sales Price:	$345,641
Document #:	231112 BK-PG 692-749	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/29/2026	Sales Price:	$345,641
Document #:	230999 BK-PG 692-749	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/23/2025	Loan Amount:	N/A
Document #:	223899 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/19/2025		
TD Due Date:	10/01/2055	Type Finance:	
Legal Description:			

District: 9 Subdivision: FINAL PLAT FOR STRAWBERRY FIELDS Map Ref: CAB F SL 44

Prior Transfer

Recording Date:	09/23/2025	Sales Price:	$334,600

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Document #:	223898 BK-PG 692-746	Type of Sale:	Non Residential Transfer
Contract Date:	09/19/2025		
Document Type:	Deed		

Legal Description:
District: 9 Subdivision: FINAL PLAT FOR STRAWBERRY FIELDS Map Ref: CAB F SL 44

Prior Transfer

Recording Date:	05/08/2024	Sales Price:	$400,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 09 Subdivision: STRAWBERRY FIELDS PHASE II PLAT

Area Sales Analysis

Total Area Sales	$1,086,300	Median # of Bedrooms	
Median Lot Size	27,225 SF	Median # of Baths	2
Median Living Area	1,149 SF	Median Year Built	2005
Price Range - 2 Yrs	$162,500 to $383,900	Age Range	1 years to 65 years
Median Value	$269,950	Median Age	21.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**1095 ARCH COPE RD** **MORRISON, TN 37357-5592**	11/14/2025	$332,100	$231	1438	//2	2025	25,265 SF	
		APN: 078 05604 Document #: 225155 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 District: 9 Subdivision: STRAWBERRY FIELDS Phase No: II MapRef: CAB F SL 44 Abbreviated Description: Lot:3 District:9 Subdivision:STRAWBERRY FIELDS Phase No:II Map Ref:CAB F SL 44								
2	.03Mi.	**1429 SMARTT STATION RD** **MORRISON, TN 37357-5646**	09/23/2025	$327,900	$224	1462	//2	2025	24,829 SF	
		APN: 078 05606 Document #: 223903 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 District: 9 Subdivision: STRAWBERRY FIELDS Phase No: II MapRef: CAB F SL 44 Abbreviated Description: Lot:5 District:9 Subdivision:STRAWBERRY FIELDS Phase No:II Map Ref:CAB F SL 44								
3	.04Mi.	**1073 ARCH COPE RD** **MORRISON, TN 37357-5592**	05/07/2026	$383,900	$273	1407	//2	2025	25,265 SF	
		APN: 078 05603 Document #: 229094 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 District: 9 Subdivision: STRAWBERRY FIELDS Phase No: II MapRef: CAB F PG 44 Abbreviated Description: Lot:2 District:9 Subdivision:STRAWBERRY FIELDS Phase No:II Map Ref:CAB F PG 44								
4	.06Mi.	**1035 ARCH COPE RD** **MORRISON, TN 37357-5592**	02/18/2026	$325,000			//		23,958 SF	
		APN: 078 05600 Document #: 227184 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 1 District: 9 Subdivision: STRAWBERRY FIELDS Phase No: II MapRef: CAB F PG 44 Abbreviated Description: Lot:1 District:9 Subdivision:STRAWBERRY FIELDS Phase No:II Map Ref:CAB F PG 44								
5	.08Mi.	**1521 SMARTT STATION RD** **MORRISON, TN 37357-5594**	08/31/2026	$342,500			//		45,738 SF	
		APN: 078 05610 Document #: 231809 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 9 Subdivision: STRAWBERRY FIELDS Phase No: I MapRef: CAB F SL 44 Abbreviated Description: Lot:9 Subdivision:STRAWBERRY FIELDS Phase No:I Map Ref:CAB F SL 44								
6	.1Mi.	**1539 SMARTT STATION RD** **MORRISON, TN 37357-**	06/10/2026	$336,500			//		45,738 SF	
		APN: 078 05611 Document #: 229851 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 10 District: 9 Subdivision: STRAWBERRY FIELDS Phase No: II MapRef: CAB F SL 44 Abbreviated Description: Lot:10 District:9 Subdivision:STRAWBERRY FIELDS Phase No:II Map Ref:CAB F SL 44								
7	.12Mi.	**1022 ARCH COPE RD** **MORRISON, TN 37357-5590**	07/15/2025	$105,000	$107	985	//1	1956	296,208 SF	
		APN: 078 05401 Document #: 222334 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: District: 9 Abbreviated Description: District:9								
8	.19Mi.	**163 LOSS CROUCH RD** **MORRISON, TN 37357-5814**	01/16/2026	$415,000			//		280,091 SF	
		APN: 078 01603 Document #: 226517 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 4 Subdivision: R W SMARTT HEIRS PROPERTY Abbreviated Description: Lot:4 Subdivision:R W SMARTT HEIRS PROPERTY								
9	.22Mi.	**ARCH COPE RD** **, TN 37357-**	07/06/2026	$350,000			//		710,899 SF	
		APN: 078 05700 Document #: 230420 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural - Vacant Land Legal:								
10	.34Mi.	**235 LOSS CROUCH RD** **MORRISON, TN 37357-**	10/16/2026	$465,000			//		278,784 SF	
		APN: 078 01605 Document #: 232884 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal:								
11	.77Mi.	**612 SMARTT STATION RD** **MORRISON, TN 37357-5574**	10/03/2025	$162,500	$212	768	//1	1985	38,333 SF	
		APN: 078 06700 Document #: 224154 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: District: 9 Abbreviated Description: District:9

12	.77Mi.	**787 MIRIAH DR** **MCMINNVILLE, TN 37110-5359**	09/02/2025	$335,000	$243	1378	//2	2021	SF

APN: 079D A 05100 Document #: 223434
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 District: 1 Subdivision: WHISPERING HILLS SUBDIVISION MapRef: CAB A SL 38-B Abbreviated Description: Lot:61 District:1 Subdivision:WHISPERING HILLS SUBDIVISION Map Ref:CAB A SL 38-B

13	.83Mi.	**838 HERRIN RD** **MORRISON, TN 37357-7538**	11/18/2025	$194,000	$160	1216	//	2000	53,579 SF

APN: 085 03808 Document #: 225219
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: DEBORAH CURTIS DIVISION MapRef: CAB E PG 150A Abbreviated Description: Lot:1 Subdivision:DEBORAH CURTIS DIVISION Map Ref:CAB E PG 150A

14	.85Mi.	**49 THUNDER RIDGE CT** **MCMINNVILLE, TN 37110-5395**	07/10/2026	$268,150	$204	1316	//2	1997	SF

APN: 079D B 02300 Document #: 230533
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 65 District: 1 Subdivision: WHISPERING HILLS MapRef: CAB A SL A-38-B Abbreviated Description: Lot:65 District:1 Subdivision:WHISPERING HILLS Map Ref:CAB A SL A-38-B

15	.86Mi.	**73 THREE POINT CIR** **MC MINNVILLE, TN 37110-5397**	08/18/2026	$315,000	$241	1309	//2	1992	SF

APN: 078A A 03400 Document #: 231501
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 52 District: 1 Subdivision: GRAYSTONE SUBDIVISION MapRef: CAB A SL 38A Abbreviated Description: Lot:52 District:1 Subdivision:GRAYSTONE SUBDIVISION Map Ref:CAB A SL 38A

16	.86Mi.	**940 MIRIAH DR** **MCMINNVILLE, TN 37110-5471**	08/17/2026	$291,200			//		SF

APN: 079D B 03100 Document #: 231478
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 108 District: 1 Subdivision: WHISPERING HILLS SUBDIVISION MapRef: CAB A PG 38B Abbreviated Description: Lot:108 District:1 Subdivision:WHISPERING HILLS SUBDIVISION Map Ref:CAB A PG 38B

17	.88Mi.	**56 THREE POINT CIR** **MCMINNVILLE, TN 37110-6337**	08/20/2025	$356,000	$241	1480	//1	1996	SF

APN: 078A A 03200 Document #: 223121
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 53 District: 1 Subdivision: GRAYSTONE SUBDIVISION MapRef: CAB A SL A-38 Abbreviated Description: Lot:53 District:1 Subdivision:GRAYSTONE SUBDIVISION Map Ref:CAB A SL A-38

18	.89Mi.	**50 THUNDER RIDGE CT** **MCMINNVILLE, TN 37110-5395**	02/25/2026	$238,500	$211	1128	//2	1993	SF

APN: 079D B 01800 Document #: 227338
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 70 District: 1 Subdivision: WHISPERING HILLS SUBDIVISION MapRef: CAB A SL 38A Abbreviated Description: Lot:70 District:1 Subdivision:WHISPERING HILLS SUBDIVISION Map Ref:CAB A SL 38A

19	.9Mi.	**315 BRANDON DR** **MC MINNVILLE, TN 37110-0900**	02/18/2026	$260,000	$202	1288	//2	2021	SF

APN: 078A A 02700 Document #: 227182
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 59 District: 1 Subdivision: GRAYSTONE SUBDIVISION MapRef: CAB A SL 38A Abbreviated Description: Lot:59 District:1 Subdivision:GRAYSTONE SUBDIVISION Map Ref:CAB A SL 38ACity/Muni/Twp:MC MINNVILLE City/Muni/Twp: MC MINNVILLE

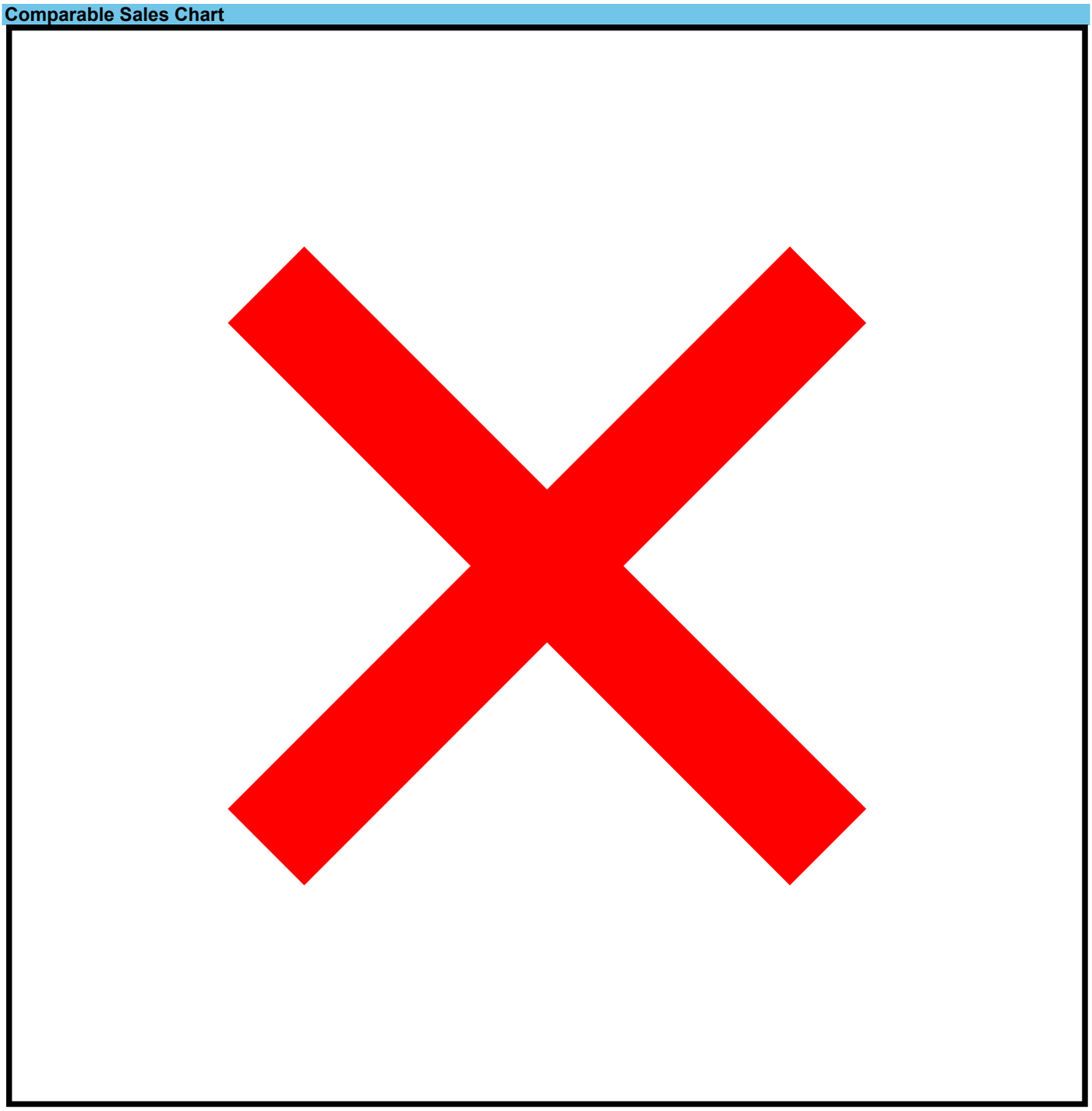
20	.93Mi.	**73 APPLEGATE RDG** **MCMINNVILLE, TN 37110-6301**	09/14/2026	$235,000	$212	1106	//2	2006	SF

APN: 079D B 01300 Document #: 232123
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 75 District: 1 Subdivision: WHISPERING HILLS SUBDIVISION MapRef: CAB A PG 38B Abbreviated Description: Lot:75 District:1 Subdivision:WHISPERING HILLS SUBDIVISION Map Ref:CAB A PG 38B

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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.	**1115 ARCH COPE RD**	**09/19/2025**	$144,500	$36,125	1,297	//2	2025	24,829 SF	
.02Mi.	**1095 ARCH COPE RD**	**05/08/2024**	$191,900	$47,975	1,438	//2	2025	25,265 SF	
.03Mi.	**1429 SMARTT STATION RD**	**09/22/2025**	$153,800	$38,450	1,462	//2	2025	24,829 SF	
.04Mi.	**1073 ARCH COPE RD**	**07/02/2025**	$197,600	$49,400	1,407	//2	2025	25,265 SF	
.06Mi.	**1394 SMARTT STATION RD**	**07/21/1972**	$112,000	$28,000	1,872	//2	1962	13,068 SF	
.09Mi.	**1558 SMARTT STATION RD**	**04/15/1963**	$120,400	$30,100	851	//1	1962	3 SF	
.1Mi.	**1444 SMARTT STATION RD**	**09/05/1996**	$199,100	$49,775	1,120	//1	2022	3 SF	
.11Mi.	**1317 SMARTT STATION RD**	**11/25/2011**	$46,500	$11,625	768	//1	1958		
.12Mi.	**1022 ARCH COPE RD**	**07/15/2025**	$127,700	$31,925	985	//1	1956	7 SF	
.14Mi.	**1281 SMARTT STATION RD**	**11/12/2009**	$117,000	$29,250	1,366	//1	1962	2 SF	
.15Mi.	**1583 SMARTT STATION RD**	**05/27/2025**	$333,400	$83,350	1,438	//2	2024	1 SF	
.15Mi.	**1284 SMARTT STATION RD**	**11/16/2011**	$73,100	$18,275	765	//1	1935	21,780 SF	
.17Mi.	**1601 SMARTT STATION RD**	**05/08/2025**	$338,700	$84,675	1,407	//2	2024	1 SF	
.19Mi.	**1617 SMARTT STATION RD**	**02/21/2025**	$336,700	$84,175	1,451	//2	2024	1 SF	
.21Mi.	**1637 SMARTT STATION RD**	**01/03/2025**	$355,400	$88,850	1,438	//2	2024	1 SF	
.22Mi.	**1181 SMARTT STATION RD**	**01/04/2019**	$274,000	$68,500	1,108	//2	2011	4 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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