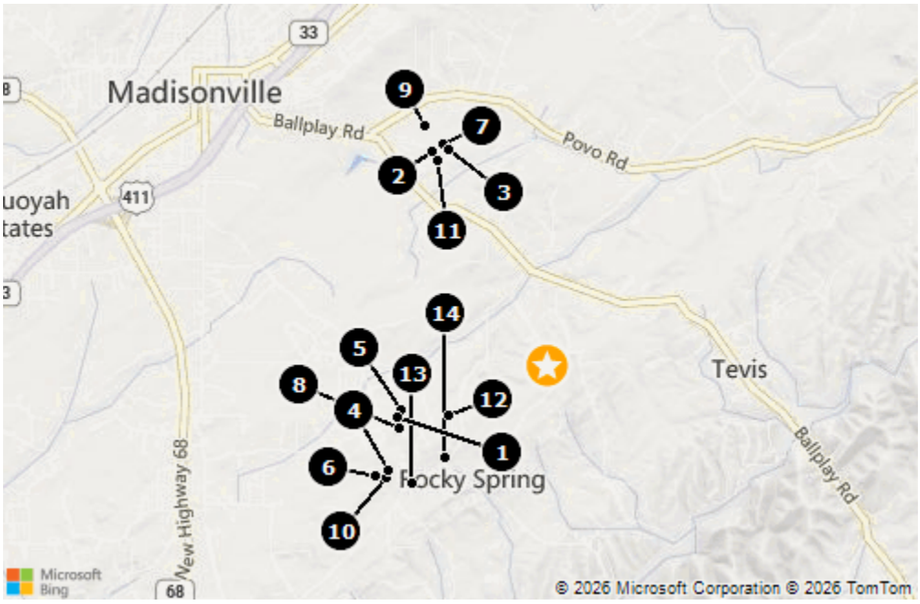
ICE SiteX Report

OrderID: 98689125

SiteX Property Information Report



Subject Property Location

1165 SPRING RD, MADISONVILLE, TN 37354-6601

County:	**MONROE TN**	Census Tract:	471239254.014012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	080 06801	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$428,860 - $617,140	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	62A00
Assd Land Value:	$4,500	Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:	$91,800	Market Improvment Value:	$367,200	Total Taxable Value:	$1,466
Total Assessed Value:	$96,300	Total Assessor Market Value:	$385,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 03 Map Ref: 080
Abbreviated Description: DISTRICT: 03, COUNTY AREA: E01

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1979 SF	Baths:	3	Fireplace:	
Year Built:	2008	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Mixed	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	4	A/C:	K
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/03/2026	Sales Price:	N/A
Document #:	26006518 BK-PG N-41-324	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/03/2023	Loan Amount:	N/A
Document #:	23006099 BK-PG N-41-324	Loan Type:	VA
TD Due Date:	10/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/14/2022	Sales Price:	$173,500
Document #:	22003708 BK-PG 37-425	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$475,000
Document #:	22003314 BK-PG WD435-726	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2022		
Document Type:			

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Legal Description:
District: 3

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$475,000
Document #:	BK-PG 435 -726	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 03 Map Ref: 080
Abbreviated Description: DISTRICT: 03, COUNTY AREA: E01

Mortgage Record

Recording Date:	06/02/2020	Loan Amount:	N/A
Document #:	20003199 BK-PG D-037-425	Loan Type:	New Conventional
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
District: 3

Prior Transfer

Recording Date:	06/15/2009	Sales Price:	$167,000
Document #:	9004896 BK-PG T-26-85	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/29/2009	Loan Amount:	N/A
Document #:	BK-PG Q-27-666	Loan Type:	
TD Due Date:	04/23/2039	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/14/2008	Loan Amount:	N/A
Document #:	BK-PG T-26-85	Loan Type:	
TD Due Date:	07/12/2038	Type Finance:	ADJ

Legal Description:

Prior Transfer

Recording Date:	05/05/2008	Sales Price:	$10,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,954,538	Median # of Bedrooms	
Median Lot Size	21,998 SF	Median # of Baths	2
Median Living Area	1,581 SF	Median Year Built	2006
Price Range - 2 Yrs	$151,888 to $485,000	Age Range	1 years to 39 years
Median Value	$335,500	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.84Mi.	**109 BROOKLYN CIR** **MADISONVILLE, TN 37354-5620**	09/14/2026	$435,000	$258	1681	//2	2007	21,780 SF	
		APN: 080H B 03500 Document #: 26006785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 District: 3 Subdivision: BROOKLYN SPRINGS SUBDIVISION MapRef: CAB E SL 142 Abbreviated Description: Lot:35 District:3 Subdivision:BROOKLYN SPRINGS SUBDIVISION Map Ref:CAB E SL 142								
2	1.28Mi.	**145 HARTLAND DR** **MADISONVILLE, TN 37354-4436**	07/08/2026	$151,888	$108	1406	//2	2001	23,522 SF	
		APN: 068H A 01600 Document #: 26004870 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 District: 3 Subdivision: HARTLAND VALLEY SUBDIVISION MapRef: MB D PG 112 Abbreviated Description: Lot:16 District:3 Subdivision:HARTLAND VALLEY SUBDIVISION Map Ref:MB D PG 112								
3	1.25Mi.	**152 HARTLAND DR** **MADISONVILLE, TN 37354-4435**	06/15/2026	$335,000	$222	1506	//2	2001	36,155 SF	
		APN: 068H A 02700 Document #: 26004265 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 District: 3 Subdivision: HARTLAND VALLEY SUBDIVISION MapRef: CAB D SL 112 Abbreviated Description: Lot:27 District:3 Subdivision:HARTLAND VALLEY SUBDIVISION Map Ref:CAB D SL 112								
4	1.01Mi.	**368 SWEETSPRINGS RD** **MADISONVILLE, TN 37354-5600**	06/04/2026	$299,900	$258	1160	//2.25	2021	SF	
		APN: 080I A 01100 Document #: 26003892 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: FINAL PLAT ROCKY SPRINGS ESTATES DRAWN BY WILLIAM Tract No: 11 MapRef: MB M1 PG 171 Abbreviated Description: Subdivision:FINAL PLAT ROCKY SPRINGS ESTATES DRAWN BY WILLIAM Tract No:11 Map Ref:MB M1 PG 171								
5	.8Mi.	**112 BROOKLYN CIR** **MADISONVILLE, TN 37354-5620**	05/05/2026	$397,000	$201	1974	//2	2005	22,216 SF	
		APN: 080H B 03200 Document #: 26003099 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 District: 3 Subdivision: BROOKLYN SPRINGS SUBDIVISION Phase No: 2 MapRef: CAB E SL 143 Abbreviated Description: Lot:32 District:3 Subdivision:BROOKLYN SPRINGS SUBDIVISION Phase No:2 Map Ref:CAB E SL 143								
6	1.08Mi.	**344 SWEETSPRINGS RD** **MADISONVILLE, TN 37354-5600**	04/20/2026	$449,000	$317	1416	//2.25	2022	SF	
		APN: 080I A 01400 Document #: 26002646								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 3 Subdivision: FINAL PLAT ROCKY SPRINGS ESTATES Tract No: 14 MapRef: CAB D SL 104 Abbreviated Description: District:3 Subdivision:FINAL PLAT ROCKY SPRINGS ESTATES Tract No:14 Map Ref:CAB D SL 104

7	1.31Mi.	**160 HARTLAND DR** **MADISONVILLE, TN 37354-4435**	04/06/2026	$336,000	$194	1728	//3.5	2006	56,193 SF

APN: 068H A 02500 Document #: 26002270
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 District: 3 Subdivision: HARTLAND VALLEY SUBDIVISION MapRef: CAB D SL 112 Abbreviated Description: Lot:25 District:3 Subdivision:HARTLAND VALLEY SUBDIVISION Map Ref:CAB D SL 112

8	.85Mi.	**719 ROCKY SPRINGS RD** **MADISONVILLE, TN 37354-6615**	03/12/2026	$302,950	$183	1655	//2	2007	22,216 SF

APN: 080H B 00300 Document #: 26001669
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 District: 3 Subdivision: BROOKLYN SPRINGS SUBDIVISION Phase No: I MapRef: CAB E SL 142 Abbreviated Description: Lot:3 District:3 Subdivision:BROOKLYN SPRINGS SUBDIVISION Phase No:I Map Ref:CAB E SL 142

9	1.4Mi.	**160 POVO RD** **MADISONVILLE, TN 37354-6470**	12/18/2025	$390,000	$195	1992	//1.5	1987	SF

APN: 068 06601 Document #: 25008330
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 2 Abbreviated Description: District:2

10	1.03Mi.	**364 SWEETSPRINGS RD** **MADISONVILLE, TN 37354-5600**	11/26/2025	$300,000	$258	1160	//2.25	2021	SF

APN: 080I A 01200 Document #: 25007885
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 12 Subdivision: FINAL PLAT ROCKY SPRINGS ESTATES MapRef: CAB D SL 104 Abbreviated Description: District:12 Subdivision:FINAL PLAT ROCKY SPRINGS ESTATES Map Ref:CAB D SL 104

11	1.23Mi.	**125 HARTLAND DR** **MADISONVILLE, TN 37354-4436**	11/14/2025	$301,900	$218	1384	//2	2000	23,522 SF

APN: 068H A 01000 Document #: 25007523
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 District: 3 Subdivision: HARTLAND VALLEY MapRef: CAB D SL 112 Abbreviated Description: Lot:10 District:3 Subdivision:HARTLAND VALLEY Map Ref:CAB D SL 112

12	.58Mi.	**273 SUGAR MAPLE CT** **MADISONVILLE, TN 37354-**	10/13/2025	$485,000	$274	1766	//3.25	2025	SF

APN: 080G A 02800 Document #: 25006742
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: WILSHAW MEADOWS PHASE 1 MapRef: CAB G SL 29 Abbreviated Description: Lot:28 Subdivision:WILSHAW MEADOWS PHASE 1 Map Ref:CAB G SL 29

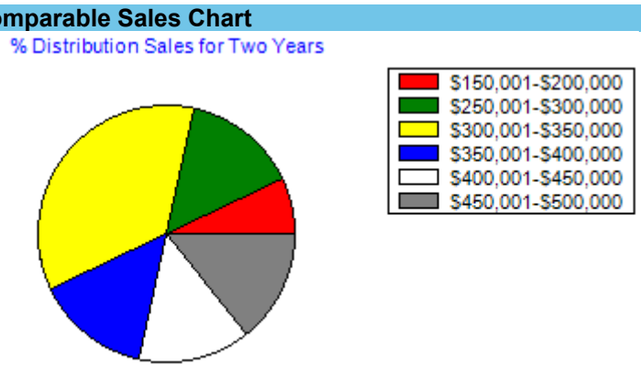
13	.95Mi.	**727 OLD STORE RD** **MADISONVILLE, TN 37354-7699**	09/15/2025	$310,000	$209	1482	//2	2000	SF

APN: 080I B 01900 Document #: 25006053
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Section: 1 Subdivision: ROCKY SPRINGS ESTATES MapRef: CAB D SL 86 Abbreviated Description: Lot:19 Section:1 Subdivision:ROCKY SPRINGS ESTATES Map Ref:CAB D SL 86

14	.72Mi.	**116 SUGAR MAPLE CT** **MADISONVILLE, TN 37354-1614**	07/10/2025	$460,900	$209	2201	//3.5	2025	50,530 SF

APN: 080G A 00200 Document #: 25004468
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WILSHAW MEADOWS PHASE 1 MapRef: CAB G SL 29 Abbreviated Description: Lot:2 Subdivision:WILSHAW MEADOWS PHASE 1 Map Ref:CAB G SL 29

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.	**1165 SPRING RD**	**04/29/2022**	$385,200	$96,300	1,979	//3	2008	1 SF	
.03Mi.	**1151 SPRING RD**	**08/02/2021**	$336,100	$84,025	2,491	//1.5	1965	2 SF	
.05Mi.	**1163 SPRING RD**	**06/02/2017**	$156,300	$39,075	1,464	//1	1946	37,462 SF	
.07Mi.	**762 FEDERAL TRL**	**08/12/2021**	$144,000	$36,000	960	//1	1982	2 SF	
.08Mi.	**1167 SPRING RD**	**05/05/2008**	$263,500	$65,875	1,000	//1	1971	12 SF	
.09Mi.	**1141 SPRING RD**	**10/23/2017**	$246,600	$61,650	1,156	//1.5	2019	23,087 SF	
.09Mi.	**1133 SPRING RD**	**12/16/2022**	$244,800	$61,200	1,421	//1.5	1965	2 SF	
.1Mi.	**1185 SPRING RD**	**03/21/2023**	$315,200	$78,800	1,680	//2	1974	4 SF	
.12Mi.	**768 FEDERAL TRL**	**10/16/1991**	$265,500	$66,375	1,314	//2	1993	2 SF	
.14Mi.	**1217 SPRING RD**	**08/28/2018**	$256,200	$64,050	1,546	//2	1979	3 SF	
.15Mi.	**120 GREEN HILL RD**	**04/14/1973**	$220,600	$55,150	1,534	//2	1981	2 SF	
.17Mi.	**1128 SPRING RD**	**02/27/2009**	$273,900	$68,475	1,914	//2	1985	2 SF	
.24Mi.	**144 GREEN HILL RD**	**05/10/1994**	$32,900	$8,225	851	//1	1948	1 SF	
.26Mi.	**1251 SPRING RD**	**01/15/1987**	$362,100	$90,525	1,872	//2	1987	10 SF	
.31Mi.	**153 GREEN HILL RD**	**09/29/2016**	$300,200	$75,050	1,680	//2.25	2017	5 SF	
.31Mi.	**148 GREEN HILL RD**	**06/07/1994**	$357,500	$89,375	1,728	//2	2003	2 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	44.7 years old	Households:	7,388
Median Household Income:	$53,988	Households w/Family:	65%
Household Income Per Capita:	$26,545	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Monroe County School District	Students:	5,006
Number of Schools:	13	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.63Mi.	**Madisonville Primary School** Number of Students: 529 Student-Teacher Ratio: NA	NA	Public	PK - 2
3.10Mi.	**Madisonville Intermediate School** Number of Students: 475 Student-Teacher Ratio: NA	C-	Public	3 - 5
3.55Mi.	**Sequoyah High School** Number of Students: 766 Student-Teacher Ratio: NA	C+	Public	9 - 12
10.47Mi.	**Sweetwater High School** Number of Students: 610 Student-Teacher Ratio: NA	B-	Public	9 - 12
3.08Mi.	**Madisonville Middle School** Number of Students: 430 Student-Teacher Ratio: NA	C	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	113%	HIGHER

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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