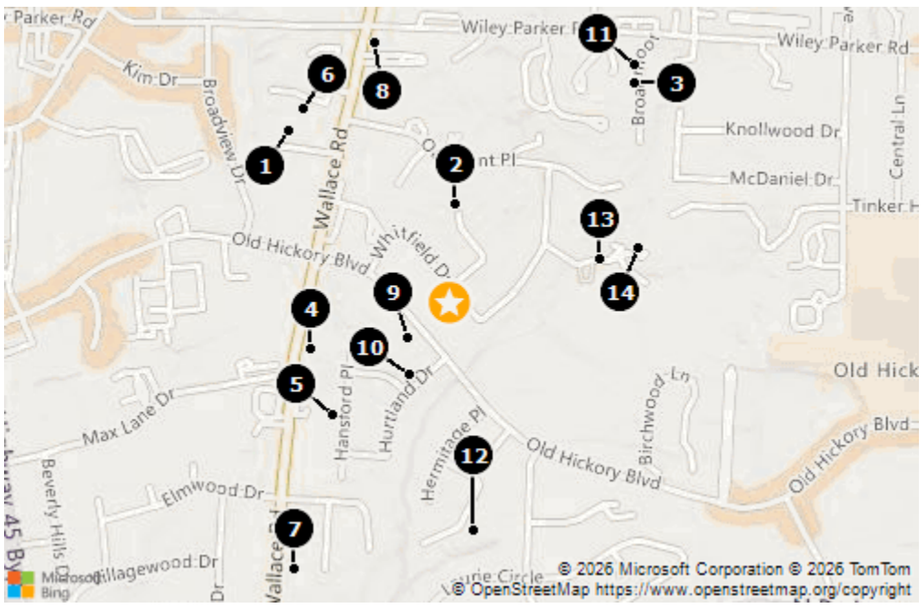
ICE SiteX Report

OrderID: 98738731

SiteX Property Information Report



Subject Property Location

120 WHITFIELD DR, JACKSON, TN 38305-4213

County:	**MADISON TN**	Census Tract:	471130002.001009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	055N G 01300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$230,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$167,900 - $292,100	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	57A02
Assd Land Value:	$5,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$41,075	Market Improvment Value:	$164,300	Total Taxable Value:	
Total Assessed Value:	$46,075	Total Assessor Market Value:	$184,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 120 District: 05 Subdivision: OAKMONT 1 Map Ref: 055N
Abbreviated Description: DISTRICT: 05, COUNTY AREA: J64
City/Muni/Twp: JACKSON

Property Characteristics

Lot Size:	13,000 SF	Bedrooms:		Pool:	
Building Area:	1972 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	K
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2026	Sales Price:	$153,642
Document #:	26011015 BK-PG T2221-1907	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	N/A
Document #:	BK-PG 787 -847	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 120 District: 05 Subdivision: OAKMONT 1 Map Ref: 055N
Abbreviated Description: DISTRICT: 05, COUNTY AREA: J64
City/Muni/Twp: JACKSON

Mortgage Record

Recording Date:	04/19/2023	Loan Amount:	N/A
Document #:	23003773 BK-PG T2221-1907	Loan Type:	FHA
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
Abbreviated Description: FIFTH WARD
City/Muni/Twp: JACKSON

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Prior Transfer

Recording Date:	09/22/2022	Sales Price:	N/A
Document #:	22012593 BK-PG D773-1086	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/19/2022		
Document Type:			

Legal Description:
Lot: 120 Section: XIII Subdivision: OAKMONT DEVELOPMENT
Abbreviated Description: FIFTH WARD
City/Muni/Twp: JACKSON

Prior Transfer

Recording Date:	11/03/2016	Sales Price:	$91,700
Document #:	16012538 BK-PG T1990-365	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/01/2016	Loan Amount:	N/A
Document #:	16012423 BK-PG T2033-742	Loan Type:	New Conventional
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/26/2015	Sales Price:	$75,000
Document #:	15000876 BK-PG T1836-1822	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/19/2014	Loan Amount:	N/A
Document #:	14013936 BK-PG T1990-365	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/03/2008	Loan Amount:	N/A
Document #:	BK-PG T1836-1822	Loan Type:	
TD Due Date:	06/25/2028	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	04/29/2004	Loan Amount:	N/A
Document #:	BK-PG 1576-967	Loan Type:	
TD Due Date:	04/12/2014	Type Finance:	ADJ

Legal Description:

Area Sales Analysis

Total Area Sales	$5,161,630	Median # of Bedrooms	
Median Lot Size	11,315 SF	Median # of Baths	3
Median Living Area	2,380 SF	Median Year Built	1975
Price Range - 2 Yrs	$182,000 to $700,000	Age Range	27 years to 60 years
Median Value	$283,665	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**23 FAIRFIELD PL** **JACKSON, TN 38305-4203**	09/29/2026	$599,900	$155	3869	//3.5	1970	SF	Yes
		APN: 055 07800 Document #: 26011421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: FAIRFIELD SUBDIVISION MapRef: MB 3 PG 115 Abbreviated Description: Lot:3 Subdivision:FAIRFIELD SUBDIVISION Map Ref:MB 3 PG 115								
2	.13Mi.	**57 DEERFIELD CV** **JACKSON, TN 38305-4202**	08/27/2026	$259,900	$124	2094	//2	1976	7,840 SF	
		APN: 055N B 00710 Document #: 26010083 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Section: 14 Subdivision: OAKMONT DEVELOPMENT SUBDIVISION MapRef: MB 3 PG 169 Abbreviated Description: Lot:134 Section:14 Subdivision:OAKMONT DEVELOPMENT SUBDIVISION Map Ref:MB 3 PG 169								
3	.38Mi.	**33 BROADMOOR** **JACKSON, TN 38305-2525**	08/04/2026	$455,000	$147	3091	//3	1985	5,850 SF	
		APN: 055L H 01800 Document #: 26009161 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: BROADMOOR DEVELOPMENT MapRef: MB 4 PG 221 Abbreviated Description: Lot:10 Subdivision:BROADMOOR DEVELOPMENT Map Ref:MB 4 PG 221								
4	.19Mi.	**558 WALLACE RD** **JACKSON, TN 38305-2839**	07/31/2026	$307,430	$160	1920	//3	1966	22,800 SF	Yes
		APN: 055N E 01400 Document #: 26008984 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Section: 1 Subdivision: HAMILTON DEVELOPMENTS Abbreviated Description: Lot:8 Section:1 Subdivision:HAMILTON DEVELOPMENTS								
5	.21Mi.	**53 HANSFORD PL** **JACKSON, TN 38305-2804**	07/24/2026	$253,500	$107	2369	//2	1973	14,500 SF	
		APN: 055N F 01300 Document #: 26008578 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 71 Section: 12 Subdivision: OAKMONT DEVELOPMENT MapRef: MB 3 PG 33 Abbreviated Description: Lot:71 Section:12 Subdivision:OAKMONT DEVELOPMENT Map Ref:MB 3 PG 33

6	.32Mi.	**135 STANWORTH GRV** **JACKSON, TN 38305-4237**	07/13/2026	$480,000	$153	3128	//3.25	1999	8,448 SF	

APN: 055K F 00500 Document #: 26007965
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: STANWORTH GROVE SUBDIVISION MapRef: MB 8 PG 1 Abbreviated Description: Lot:5 Subdivision:STANWORTH GROVE SUBDIVISION Map Ref:MB 8 PG 1

7	.4Mi.	**436 WALLACE RD** **JACKSON, TN 38305-2837**	05/11/2026	$230,000	$107	2148	//2	1974	15,000 SF	

APN: 066C G 02000 Document #: 26005098
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Section: 1 Subdivision: GREEN VALLEY ESTATES MapRef: MB 3 PG 133 Abbreviated Description: Lot:3 Block:1 Section:1 Subdivision:GREEN VALLEY ESTATES Map Ref:MB 3 PG 133

8	.35Mi.	**7 SUTTON PL** **JACKSON, TN 38305-4209**	04/28/2026	$317,000	$141	2245	//3.25	1999	14,181 SF	

APN: 055K D 00100 Document #: 26004531
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SUTTON PLACE SUBDIVISION MapRef: MB 5 PG 152 Abbreviated Description: Lot:1 Subdivision:SUTTON PLACE SUBDIVISION Map Ref:MB 5 PG 152

9	.07Mi.	**386 OLD HICKORY BLVD** **JACKSON, TN 38305-4226**	03/30/2026	$182,000	$86	2100	//2	1974	16,000 SF	

APN: 055N E 00300 Document #: 26003308
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 99 Section: 11 Subdivision: OAKMONT DEVELOPMENT Abbreviated Description: Lot:99 Section:11 Subdivision:OAKMONT DEVELOPMENT

10	.11Mi.	**21 HURTLAND DR** **JACKSON, TN 38305-2806**	01/23/2026	$250,000	$104	2390	//2.5	1974	17,710 SF	

APN: 055N F 00100 Document #: 26000905
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 92 Section: 9 Subdivision: OAKMONT DEVELOPMENT Abbreviated Description: Lot:92 Section:9 Subdivision:OAKMONT DEVELOPMENT

11	.4Mi.	**21 BROADMOOR** **JACKSON, TN 38305-2525**	01/08/2026	$255,000	$115	2214	//2.5	1986	5,850 SF	

APN: 055L H 02000 Document #: 26000288
Document Type: Price Code: F
Land Use: Single Family Residential
Legal:

12	.31Mi.	**54 POWELL CV** **JACKSON, TN 38305-3018**	12/05/2025	$237,000	$86	2754	//3	1970	25,760 SF	

APN: 066C J 00800 Document #: 25013754
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Section: 7 District: FIFTH Subdivision: OAKMONT DEVELOPMENT MapRef: MB 2 PG 216 Abbreviated Description: Lot:49 Section:7 District:FIFTH Subdivision:OAKMONT DEVELOPMENT Map Ref:MB 2 PG 216

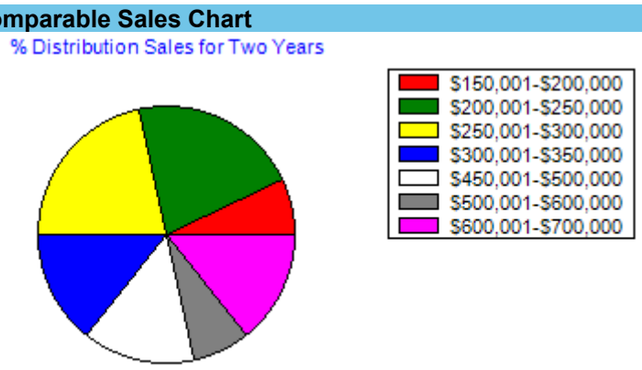
13	.2Mi.	**25 WHITFIELD CV** **JACKSON, TN 38305-4212**	10/17/2025	$634,900	$188	3363	//5	1994	SF	

APN: 055N A 02500 Document #: 25011783
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Section: 4 Subdivision: OAKMONT NORTH SUBDIVISION Abbreviated Description: Subdivision:OAKMONT NORTH SUBDIVISION Abbreviated Description:LOT: WESTERN SIX (6) FEET OF LOT NUMBER FORTY SIX (46)

14	.26Mi.	**51 WHITFIELD CV** **JACKSON, TN 38305-4212**	10/01/2025	$700,000	$142	4919	//5.5	1980	SF	Yes

APN: 055N A 02300 Document #: 25011195
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Section: 4 Subdivision: OAKMONT NORTH MapRef: MB 4 PG 4 Abbreviated Description: Lot:48 Section:4 Subdivision:OAKMONT NORTH Map Ref:MB 4 PG 4

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.	**120 WHITFIELD DR**	**11/13/2024**	$184,300	$46,075	1,972	//2	1973	13,000 SF	
.02Mi.	**128 WHITFIELD DR**	**06/19/2013**	$205,800	$51,450	2,284	//2	1974	13,000 SF	
.02Mi.	**112 WHITFIELD DR**	**11/25/2019**	$193,300	$48,325	2,169	//2	1972	13,000 SF	
.03Mi.	**389 OLD HICKORY BLVD**	**11/08/1996**	$218,500	$54,625	2,289	//2.5	1974	16,000 SF	
.03Mi.	**381 OLD HICKORY BLVD**	**08/01/2001**	$176,500	$44,125	1,916	//2.5	1974	16,000 SF	
.03Mi.	**121 WHITFIELD DR**	**07/06/2022**	$227,700	$56,925	1,906	//3	1973	15,990 SF	Yes
.04Mi.	**136 WHITFIELD DR**	**05/24/2017**	$179,300	$44,825	2,008	//2	1973	13,000 SF	
.04Mi.	**104 WHITFIELD DR**	**03/20/2020**	$206,200	$51,550	2,201	//2	1972	13,000 SF	
.04Mi.	**397 OLD HICKORY BLVD**	**04/06/2022**	$161,000	$40,250	1,546	//2	1974	16,000 SF	
.04Mi.	**373 OLD HICKORY BLVD**	**02/27/1978**	$177,200	$44,300	1,853	//2.5	1974	16,000 SF	
.04Mi.	**105 WHITFIELD DR**	**11/10/2017**	$228,400	$57,100	2,285	//2	1973	15,210 SF	
.05Mi.	**157 WHITFIELD DR**	**05/23/2011**	$228,100	$57,025	2,570	//3	1973	14,820 SF	
.05Mi.	**405 OLD HICKORY BLVD**	**04/28/2022**	$168,200	$42,050	1,836	//2.25	1974	16,000 SF	
.06Mi.	**365 OLD HICKORY BLVD**	**07/25/2006**	$191,100	$47,775	1,989	//2	1974	16,000 SF	
.06Mi.	**17 DEERFIELD CV**	**04/21/2022**	$195,600	$48,900	2,093	//2	1976	13,800 SF	
.06Mi.	**96 WHITFIELD DR**	**09/04/1998**	$226,600	$56,650	2,551	//2	1972	13,000 SF	Yes

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.9 years old	Households:	19,787
Median Household Income:	$70,151	Households w/Family:	67%
Household Income Per Capita:	$33,646	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Jackson-Madison Consolidated School District	Students:	13,017
Number of Schools:	26	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.89Mi.	**Community Montessori School** Number of Students: 665 Student-Teacher Ratio: NA	A-	Public	PK - 8
2.55Mi.	**Madison Academic Magnet High School** Number of Students: 483 Student-Teacher Ratio: NA Advanced Placement: Yes	B-	Public	9 - 12
0.16Mi.	**Andrew Jackson Elementary School** Number of Students: 566 Student-Teacher Ratio: NA	F	Public	PK - 5

Flood Report

The Subject Property of **120 WHITFIELD DR, JACKSON, TN 38305-4213** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	78%	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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ICE SiteX Report

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