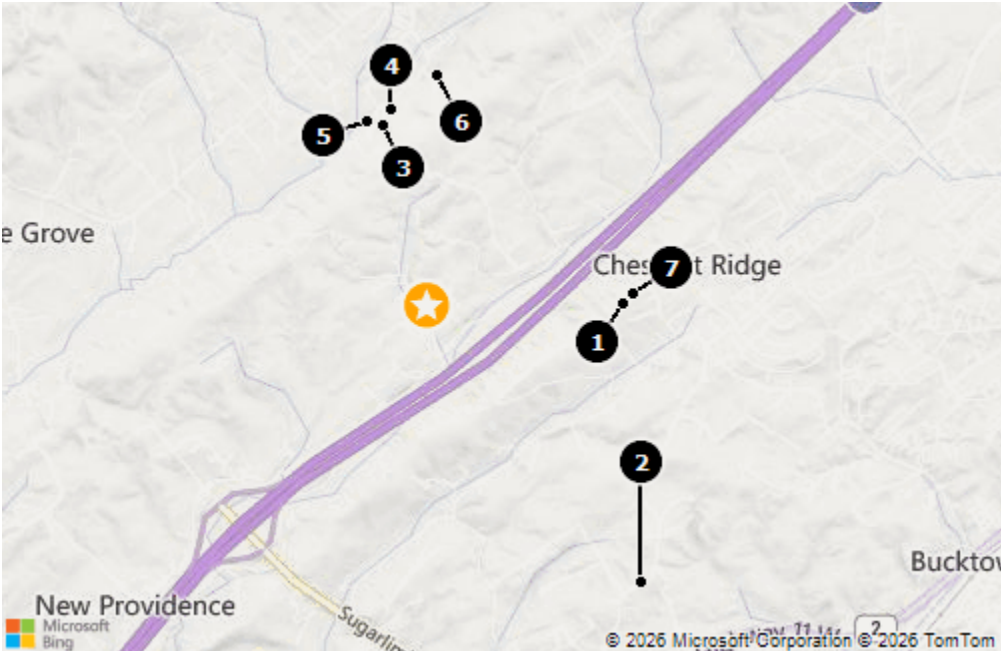


SiteX Property Information Report



Subject Property Location

1218 BREAZEALE RD, LENOIR CITY, TN 37771-8402			
County:	LOUDON TN	Census Tract:	471050601.002033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	019 10400	Thomas Bros Pg-Grid:	

Valuation

Value:	\$136,000	FSD:	6	Common Confidence Score:	91
Value Range:	\$127,840 - \$144,160	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	53A00
Assd Land Value:	\$3,700	Market Land Value:	\$14,800	Tax Year:	2025
Assd Improvement:	\$19,625	Market Improvement Value:	\$78,500	Total Taxable Value:	\$412
Total Assessed Value:	\$23,325	Total Assessor Market Value:	\$93,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05	Map Ref: 019
Abbreviated Description:	5 021 021 02200 000

Property Characteristics

Lot Size:	31,799 SF	Bedrooms:	2	Pool:	
Building Area:	965 SF	Baths:	1	Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Detached	Heating:	Radiant
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer			
Recording Date:	06/30/2026	Sales Price:	\$94,424
Document #:	26006293 BK-PG T1635-611	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	02/22/2023	Sales Price:	N/A
Document #:	23001555 BK-PG T1596-747	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record			
Recording Date:	02/01/2023	Loan Amount:	N/A
Document #:	23000881 BK-PG T1635-611	Loan Type:	FHA
TD Due Date:	02/01/2053	Type Finance:	
Legal Description:			
District: 5			

Prior Transfer			
Recording Date:	06/13/2022	Sales Price:	N/A
Document #:	22007034 BK-PG T1346-578	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			



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Mortgage Record

Recording Date:	05/05/2022	Loan Amount:	N/A
Document #:	22005489 BK-PG T1596-747	Loan Type:	New Conventional
TD Due Date:	05/01/2042	Type Finance:	
Legal Description: District: 5			

Prior Transfer

Recording Date:	10/20/2017	Sales Price:	\$50,000
Document #:	17009154 BK-PG D398-309	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/2017		
Document Type:			
Legal Description: Map Ref: MB 1 PG 201			

Prior Transfer

Recording Date:	10/19/2017	Sales Price:	\$50,000
Document #:	BK-PG 398 -309	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description: District: 05 Map Ref: 019 Abbreviated Description: 5 021 021 02200 000			

Prior Transfer

Recording Date:	09/12/2000	Sales Price:	\$26,022
Document #:	BK-PG 255-14	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	\$3,489,989	Median # of Bedrooms	
Median Lot Size	120,226 SF	Median # of Baths	2.25
Median Living Area	1,766 SF	Median Year Built	2001
Price Range - 2 Yrs	\$101,000 to \$830,000	Age Range	23 years to 81 years
Median Value	\$539,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.93Mi.	320 CRESTWOOD DR LENOIR CITY, TN 37771-8269 APN: 019E G 00100 Document #: 25009249 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 District: 2 Subdivision: CRESTWOOD HILLS SUBDIVISION Legal Unit: 3 MapRef: CAB E SL 41 Abbreviated Description: Lot:42 District:2 Subdivision:CRESTWOOD HILLS SUBDIVISION Legal Unit:3 Map Ref:CAB E SL 41City/Muni/Twp:CITY OF LENOIR CITY City/Muni/Twp: CITY OF LENOIR CITY	10/02/2025	\$410,000	\$299	1368	/3/2	2002	26,136 SF	
2	1.69Mi.	5140 LOUDON RIDGE RD LENOIR CITY, TN 37771-8228 APN: 025 12400 Document #: 25008309 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 2ND Abbreviated Description: District:2ND	09/04/2025	\$101,000	\$115	872	//1	1945	7,841 SF	
3	.85Mi.	227 COLUMBUS DR LENOIR CITY, TN 37771-3805 APN: 014J A 02700 Document #: 25005839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 District: 5 Subdivision: DUFF TURNER ESTATES SUBDIVISION MapRef: CAB D SL 97 Abbreviated Description: Lot:27 District:5 Subdivision:DUFF TURNER ESTATES SUBDIVISION Map Ref:CAB D SL 97City/Muni/Twp:LENOIR CITY City/Muni/Twp: LENOIR CITY	06/30/2025	\$830,000	\$341	2433	//4.25	2003	231,740 SF	
4	.89Mi.	219 COLUMBUS DR LENOIR CITY, TN 37771-3804 APN: 014J A 02900 Document #: 25004496 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 District: 5 Subdivision: DUFF-TURNER ESTATES MapRef: CAB D SLS 95-96 Abbreviated Description: Lot:29 District:5 Subdivision:DUFF-TURNER ESTATES Map Ref:CAB D SLS 95-96	05/22/2025	\$574,989	\$200	2872	/3/3	2001	191,665 SF	
5	.92Mi.	242 COLUMBUS DR LENOIR CITY, TN 37771-3800 APN: 014J A 02500 Document #: 25003971 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 District: 5 Subdivision: DUFF-TURNER ESTATES MapRef: CAB D SL 97 Abbreviated Description: Lot:25 District:5 Subdivision:DUFF-TURNER ESTATES Map Ref:CAB D SL 97	05/08/2025	\$710,000	\$253	2800	//2.5	1999	120,226 SF	
6	1.08Mi.	149 COLUMBUS DR LENOIR CITY, TN 37771-3802 APN: 014J A 03600 Document #: 25003909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 District: 5 Subdivision: DUFF-TURNER ESTATES SUBDIVISION MapRef: CAB D SL 99 Abbreviated Description: Lot:61 District:5 Subdivision:DUFF-TURNER ESTATES SUBDIVISION Map Ref:CAB D SL 99	05/06/2025	\$539,000	\$305	1766	//2.25	2000	345,432 SF	
7	.98Mi.	290 CRESTWOOD DR LENOIR CITY, TN 37771-8264 APN: 019E F 03800 Document #: 25003349 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 District: 2 Subdivision: CRESTWOOD HILLS Phase No: 3 MapRef: CAB E SL 41 Abbreviated Description: Lot:45 District:2 Subdivision:CRESTWOOD HILLS Phase No:3 Map Ref:CAB E SL 41City/Muni/Twp:CITY OF LENOIR CITY City/Muni/Twp: CITY OF LENOIR CITY	04/21/2025	\$325,000	\$295	1100	//2	2002	27,007 SF	

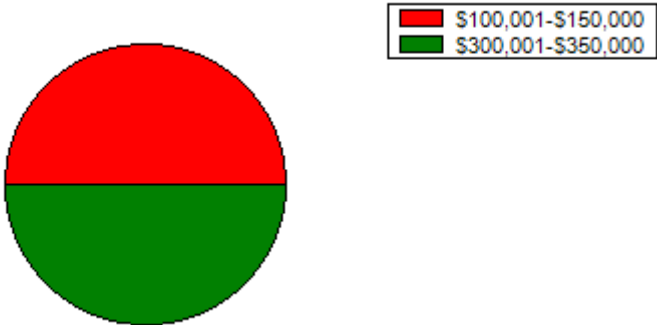


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Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	1218 BREAZEAL RD	10/19/2017	\$93,300	\$23,325	965	/2/1	1945	31,799 SF	
.04Mi.	846 BREAZEAL RD	10/17/2008	\$199,900	\$49,975	1,712	//3.5	1995	1 SF	
.07Mi.	846 BREAZEAL RD	04/24/2009	\$41,600	\$10,400	320	/1/1	2007	14,375 SF	
.09Mi.	722 BREAZEAL RD	12/31/2007	\$102,700	\$25,675	1,080	//1	1948	1 SF	
.09Mi.	1620 BREAZEAL RD	03/31/1978	\$46,400	\$11,600	964	//1	1950	17,424 SF	
.13Mi.	365 BREAZEAL RD	08/20/2020	\$257,600	\$64,400	2,000	//2	1960	9 SF	
.15Mi.	390 BREAZEAL RD	08/22/2019	\$353,400	\$88,350	2,786	//3	1992	43,124 SF	
.18Mi.	450 BREAZEAL RD	04/13/2016	\$552,000	\$138,000	4,000	//3.25	2004	13 SF	
.2Mi.	9990 HOTCHKISS VALLEY RD E	10/07/2025	\$189,700	\$47,425	1,920	//2	1979	1 SF	
.22Mi.	1991 BREAZEAL RD	05/10/2022	\$190,900	\$47,725	1,323	//2	1980	4 SF	
.24Mi.	2280 BREAZEAL RD	02/18/1971	\$57,800	\$14,450	1,210	//1	1910	2 SF	
.25Mi.	101 BREAZEAL RD	04/30/2009	\$111,500	\$27,875	1,328	//1	1944	2 SF	
.27Mi.	1971 BREAZEAL RD	09/25/2020	\$256,900	\$64,225	2,102	//3	2000	2 SF	
.29Mi.	10541 HOTCHKISS VALLEY RD E	03/01/2023	\$205,700	\$51,425	2,234	//2	1930	1 SF	
.44Mi.	101 BREWSTER RD	01/19/1976	\$187,900	\$46,975	1,930	//1.5	1977		
.49Mi.	12162 HOTCHKISS VALLEY RD E	04/23/1975	\$167,500	\$41,875	1,210	//1.5	1975	2 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%
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Demographics & Income

Median Age:	40.5 years old	Households:	7,330
Median Household Income:	\$59,292	Households w/Family:	71%
Household Income Per Capita:	\$31,173	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Loudon County School District	Students:	5,085
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
12.90Mi.	Greenback School Number of Students: 634 Student-Teacher Ratio: NA	C	Public	PK - 12
5.13Mi.	Loudon High School Number of Students: 771 Student-Teacher Ratio: NA	B-	Public	9 - 12
3.53Mi.	Eaton Elementary School Number of Students: 677 Student-Teacher Ratio: NA	A-	Public	PK - 4
5.41Mi.	Loudon Elementary School Number of Students: 702 Student-Teacher Ratio: NA	B	Public	PK - 5
9.16Mi.	Philadelphia Elementary School Number of Students: 522 Student-Teacher Ratio: NA	C+	Public	PK - 8



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3.59Mi.	North Middle School	B+	Public	5 - 8
Number of Students: 780				
Student-Teacher Ratio: NA				
5.34Mi.	Ft. Loudoun Middle School	C+	Public	6 - 8
Number of Students: 378				
Student-Teacher Ratio: NA				
6.77Mi.	Steekee Elementary School	B-	Public	PK - 5
Number of Students: 211				
Student-Teacher Ratio: NA				
4.23Mi.	Highland Park Elementary School	A	Public	PK - 4
Number of Students: 410				
Student-Teacher Ratio: NA				

Crime Risk		
Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	108%	SIMILAR

Disaster Alerts
4/2/2025 - Severe Tornadoes, 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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