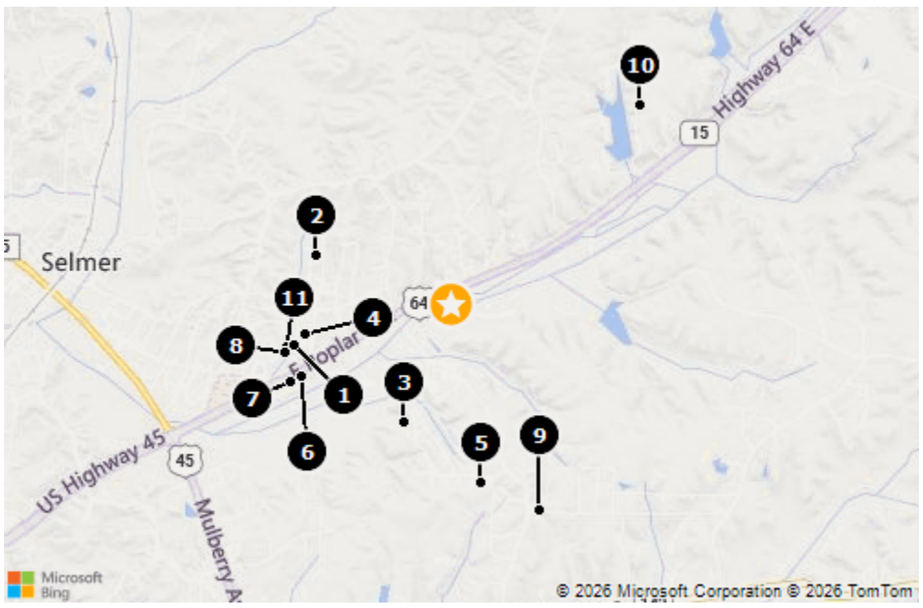
ICE SiteX Report

OrderID: 98224668

SiteX Property Information Report



Subject Property Location

1375 E POPLAR AVE, SELMER, TN 38375-1912

County:	**MCNAIRY TN**	Census Tract:	471099305.023012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	090J A 02000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	16	Common Confidence Score:	47
Value Range:	$160,440 - $221,560	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	55A10
Assd Land Value:	$4,550	Market Land Value:	$18,200	Tax Year:	2025
Assd Improvement:	$26,675	Market Improvment Value:	$106,700	Total Taxable Value:	
Total Assessed Value:	$31,225	Total Assessor Market Value:	$124,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05 Map Ref: 090G

Abbreviated Description:	DISTRICT: 5
City/Muni/Twp:	SELMER

Property Characteristics

Lot Size:	1.300 AC	Bedrooms:		Pool:	
Building Area:	1637 SF	Baths:	1	Fireplace:	
Year Built:	1952	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	Number of Cars:	4	A/C:	K
Style:		Basement:	No	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/23/2025	Loan Amount:	N/A
Document #:	142053 BK-PG 33-1636	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: CITY OF SELMER

Mortgage Record

Recording Date:	12/05/2024	Loan Amount:	N/A
Document #:	138108 BK-PG 28-1014	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: CITY OF SELMER

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	N/A
Document #:	136799 BK-PG 7-958	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/09/2021	Sales Price:	$105,500
Document #:	121681 BK-PG 7-954	Type of Sale:	Full Amount on Deed

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Contract Date:	06/08/2021
Document Type:	
Legal Description:	

Prior Transfer

Recording Date:	06/08/2021	Sales Price:	$105,500
Document #:	BK-PG 7 -954	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 05 Map Ref: 090G
Abbreviated Description: DISTRICT: 5
City/Muni/Twp: SELMER

Prior Transfer

Recording Date:	06/12/2014	Sales Price:	N/A
Document #:	91046 BK-PG 230-638	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/12/2014		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,158,000	Median # of Bedrooms	
Median Lot Size	26,500 SF	Median # of Baths	2
Median Living Area	1,432 SF	Median Year Built	1970
Price Range - 2 Yrs	$25,000 to $345,000	Age Range	4 years to 126 years
Median Value	$169,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.87Mi.	**150 SHILOH TERRACE DR** **SELMER, TN 38375-1853**	11/25/2025	$300,000	$209	1432	//1.5	1970	22,200 SF	
		APN: 090I C 00703 Document #: 142927 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.77Mi.	**141 N OAKWOOD DR** **SELMER, TN 38375-1822**	11/24/2025	$335,000	$143	2340	//2.5	1980	72,310 SF	
		APN: 090H A 02201 Document #: 142896 Document Type: Price Code: V Land Use: Single Family Residential Legal: District: 5TH Abbreviated Description: District:5TH								
3	.67Mi.	**599 LAKE TRAIL LOOP** **SELMER, TN 38375-2409**	10/23/2025	$345,000	$181	1904	//2	2022	82,329 SF	
		APN: 090O A 02900 Document #: 142470 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: CENTRAL HILLS SUBDIVISION MapRef: CAB B SL 96B Abbreviated Description: Lot:29 Subdivision:CENTRAL HILLS SUBDIVISION Map Ref:CAB B SL 96B								
4	.8Mi.	**130 HIDEAWAY PL** **SELMER, TN 38375-1873**	09/26/2025	$115,000	$105	1092	//2	1999	24,829 SF	
		APN: 090I C 00305 Document #: 142106 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: THIRD Subdivision: HIDEAWAY ACRES SUBDIVISION MapRef: CAB B SL 8 Abbreviated Description: Lot:1 District:THIRD Subdivision:HIDEAWAY ACRES SUBDIVISION Map Ref:CAB B SL 8City/Muni/Twp:CITY OF SELMER City/Muni/Twp: CITY OF SELMER								
5	1Mi.	**57 COOPER CV** **SELMER, TN 38375-0100**	06/24/2025	$270,000	$170	1586	//2.25	2011	43,996 SF	
		APN: 090O A 00300 Document #: 140785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: CENTRAL HILLS SUBDIVISION MapRef: CAB B SL 96B Abbreviated Description: Lot:3 Subdivision:CENTRAL HILLS SUBDIVISION Map Ref:CAB B SL 96B								
6	.88Mi.	**901 E POPLAR AVE** **SELMER, TN 38375-1832**	06/20/2025	$25,000	$17	1426	//1	1942	40,670 SF	
		APN: 090I E 00700 Document #: 140745 Document Type: Price Code: V Land Use: Single Family Residential Legal:								
7	.96Mi.	**869 E POPLAR AVE** **SELMER, TN 38375-1832**	06/13/2025	$43,000	$63	672	//1	1955	21,645 SF	
		APN: 090I E 00300 Document #: 140656 Document Type: Price Code: V Land Use: Single Family Residential Legal: District: 6TH Abbreviated Description: District:6TH								
8	.92Mi.	**321 MORNINGSIDE DR** **SELMER, TN 38375-1814**	05/22/2025	$225,000	$110	2040	//2	1968	26,500 SF	
		APN: 090I C 02500 Document #: 140375 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: GRAND VIEW ACRES SUBDIVISION MapRef: MB 1 PG 29 Abbreviated Description: Lot:42 Subdivision:GRAND VIEW ACRES SUBDIVISION Map Ref:MB 1 PG 29								
9	1.17Mi.	**52 COX DR** **SELMER, TN 38375-3261**	05/16/2025	$165,000	$132	1248	//2	1900	20,009 SF	
		APN: 099D A 03500 Document #: 140308 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	1.46Mi.	**429 TWIN VIEW CIR** **SELMER, TN 38375-6016**	04/30/2025	$169,000	$136	1234	//2	1997	SF	
		APN: 079L B 00100 Document #: 140029 Document Type: Price Code: D Land Use: Single Family Residential								

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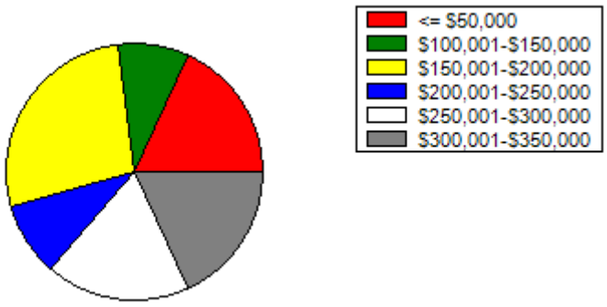
Legal: Lot: 10 District: 5TH Subdivision: TWIN SPRINGS SUBDIVISION MapRef: CAB A SL 31 Abbreviated Description: Lot:10 District:5TH Subdivision:TWIN SPRINGS SUBDIVISION Map Ref:CAB A SL 31

11	.91Mi.	**331 MORNINGSIDE DR** **SELMER, TN 38375-1814**	04/01/2025	$166,000	$65	2516	//3	1968	29,250 SF

APN: 090I C 02600 Document #: 139624
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: GRANDVIEW ACRES SUBDIVISION MapRef: MB 1 PG 29 Abbreviated Description: Lot:43 Subdivision:GRANDVIEW ACRES SUBDIVISION Map Ref:MB 1 PG 29

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.	**1375 E POPLAR AVE**	**06/08/2021**	$124,900	$31,225	1,637	//1	1952	1 SF	
.03Mi.	**1361 E POPLAR AVE**	**11/24/2004**	$119,200	$29,800	2,031	//1	1956	1 SF	
.03Mi.	**1377 E POPLAR AVE**	**03/15/2022**	$127,900	$31,975	1,751	//1	1961	2 SF	
.06Mi.	**1319 E POPLAR AVE**	**05/04/1998**	$128,200	$32,050	1,711	//2	1987	3 SF	
.12Mi.	**1317 E POPLAR AVE**	**12/06/2021**	$172,200	$43,050	1,756	//2.5	1965	2 SF	
.13Mi.	**1421 E POPLAR AVE**	**12/20/2022**	$195,000	$48,750	1,980	//2	1994	1 SF	
.14Mi.	**1376 E POPLAR AVE**	**04/06/2023**	$186,200	$46,550	2,015	//2	1958	5 SF	
.15Mi.	**1424 E POPLAR AVE**	**04/29/2021**	$202,300	$50,575	2,215	//2	1940	2 SF	
.16Mi.	**1453 E POPLAR AVE**	**02/13/2008**	$112,900	$28,225	1,280	//2	1949		
.17Mi.	**1440 E POPLAR AVE**	**10/30/1973**	$189,400	$47,350	2,145	//3	1972	23,000 SF	
.19Mi.	**1456 E POPLAR AVE**	**12/22/2020**	$57,100	$14,275	864	//1	1928		
.2Mi.	**1278 E POPLAR AVE**	**09/13/2011**	$91,200	$22,800	1,415	//1	1950	30,928 SF	
.2Mi.	**1265 E POPLAR AVE**	**08/13/2021**	$106,800	$26,700	1,360	//2	1947	24,700 SF	
.22Mi.	**1266 E POPLAR AVE**	**03/19/2019**	$135,200	$33,800	1,614	//1	1973	1 SF	
.22Mi.	**12 BAKER RD**	**03/28/1978**	$115,700	$28,925	1,549	//1.5	1978		
.22Mi.	**1263 E POPLAR AVE**	**05/22/2019**	$202,600	$50,650	2,496	//2	1987		

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	44.8 years old	Households:	3,643
Median Household Income:	$44,361	Households w/Family:	68%
Household Income Per Capita:	$23,581	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	McNairy County School District	Students:	3,733
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**McNairy Central High School** Number of Students: 673 Student-Teacher Ratio: NA	C-	Public	9 - 12
1.55Mi.	**Selmer Elementary School** Number of Students: 548 Student-Teacher Ratio: NA	A	Public	PK - 5
1.44Mi.	**Selmer Middle School** Number of Students: 197 Student-Teacher Ratio: NA	C+	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **1375 E POPLAR AVE, SELMER, TN 38375-1912** 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	134%	NOTABLY HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	122%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

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