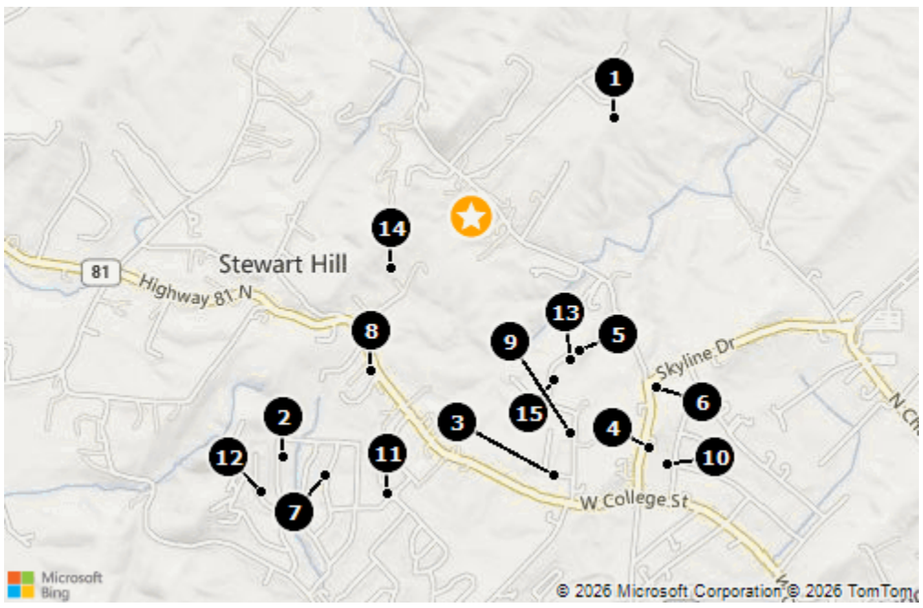
ICE SiteX Report

OrderID: 98274013

SiteX Property Information Report



Subject Property Location

1617 ROCKY HOLLOW RD, JONESBOROUGH, TN 37659-5011

County:	**WASHINGTON TN**	Census Tract:	471790617.011028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	051 24405	Thomas Bros Pg-Grid:	

Valuation

Value:	**$374,000**	FSD:	20	Common Confidence Score:	35
Value Range:	$299,200 - $448,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	90A00
Assd Land Value:	$7,175	Market Land Value:	$28,700	Tax Year:	2025
Assd Improvement:	$48,425	Market Improvment Value:	$193,700	Total Taxable Value:	$951
Total Assessed Value:	$55,600	Total Assessor Market Value:	$222,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 15 Subdivision: MARY L SCOTT PROPERTY Map Ref: 051
Abbreviated Description: DISTRICT: 15; SUBDIVISION: MARY L SCOTT PROPERTY

Property Characteristics

Lot Size:	1.330 AC	Bedrooms:		Pool:	
Building Area:	1632 SF	Baths:	2	Fireplace:	2
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/09/2025	Loan Amount:	N/A
Document #:	25000487 BK-PG 1179-837	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 2 Subdivision: THE MARY L SCOTT PROPERTY
City/Muni/Twp: JONESBOROUGH

Prior Transfer

Recording Date:	12/27/2024	Sales Price:	$265,109
Document #:	24018924 BK-PG 1095-1375	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/12/2023	Loan Amount:	N/A
Document #:	23017619 BK-PG 1146-2493	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 2 Subdivision: MARY L SCOTT PROPERTY
City/Muni/Twp: JONESBOROUGH

Prior Transfer

Recording Date:	04/11/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 98274013

Document #:	22006784 BK-PG 918-1598	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	$270,000
Document #:	22006161 BK-PG 1095-1372	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2022		
Document Type:			
Legal Description:			

Lot: 2 District: 15 Subdivision: THE MARY L SCOTT PROPERTY Map Ref: MB 14 PG 199

Prior Transfer

Recording Date:	03/30/2022	Sales Price:	$270,000
Document #:	BK-PG R1095 -I1372	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 2 District: 15 Subdivision: MARY L SCOTT PROPERTY Map Ref: 051
Abbreviated Description: DISTRICT: 15; SUBDIVISION: MARY L SCOTT PROPERTY

Prior Transfer

Recording Date:	02/10/2017	Sales Price:	$91,755
Document #:	17001995 BK-PG 799-1402	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/29/2016	Loan Amount:	N/A
Document #:	16020944 BK-PG 918-1598	Loan Type:	VA
TD Due Date:	01/01/2047	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/17/2013	Sales Price:	$41,228
Document #:	13010445 BK-PG 585-2099	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/15/2013	Loan Amount:	N/A
Document #:	13008583 BK-PG 799-1402	Loan Type:	Commercial
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/14/2008	Sales Price:	N/A
Document #:	08475644 BK-PG 229-1405	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/07/2008	Loan Amount:	N/A
Document #:	BK-PG 585-2099	Loan Type:	
TD Due Date:	01/02/2023	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	05/11/2001	Loan Amount:	N/A
Document #:	BK-PG 229-1405	Loan Type:	
TD Due Date:	03/30/2021	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	08/25/1997	Sales Price:	$6,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$5,426,500	Median # of Bedrooms	
Median Lot Size	18,753 SF	Median # of Baths	2
Median Living Area	1,460 SF	Median Year Built	2010
Price Range - 2 Yrs	$131,000 to $447,000	Age Range	3 years to 80 years
Median Value	$377,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**122 SPRING HOLLOW LN JONESBOROUGH, TN 37659-5054**	07/24/2026	$365,500	$254	1434	//2	2000	61,420 SF	
		APN: 051F B 01201 Document #: 26012714 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 District: 15 Subdivision: SPRING HOLLOW SUBDIVISION MapRef: MB 18 PG 400 Abbreviated Description: District:15 Subdivision:SPRING HOLLOW SUBDIVISION Map Ref:MB 18 PG 400Abbreviated Description:PORTION LOT12								
2	.79Mi.	**1326 MEADOW CREEK LN**	07/22/2026	$360,000	$314	1144	//2	2010	3,310,573 SF	

ICE SiteX Report

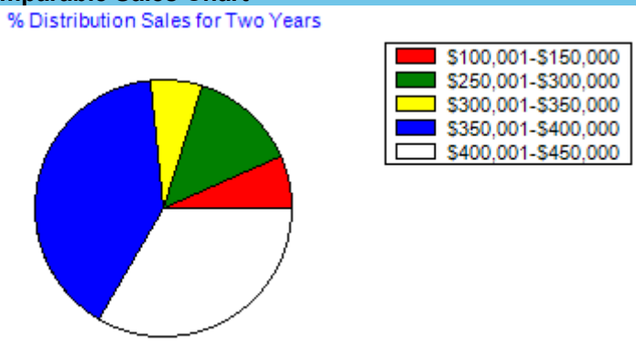
OrderID: 98274013

		JONESBOROUGH, TN 37659-4561							
	APN: 051O B 04400 Document #: 260012525 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Section: 4 Subdivision: MILL CREEK SUBDIVISION MapRef: MB 20 PG 33 Abbreviated Description: Lot:20 Section:4 Subdivision:MILL CREEK SUBDIVISION Map Ref:MB 20 PG 33								
3	.73Mi.	**745 ASHLEY MDWS** **JONESBOROUGH, TN 37659-5888**	07/14/2026	$447,000	$191	2329	//2	2019	13,504 SF
	APN: 051M F 03900 Document #: 26011970 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: ASHLEY MEADOWS SUBDIVISION Phase No: 2 MapRef: MB 21 PG 318 Abbreviated Description: Lot:37 Subdivision:ASHLEY MEADOWS SUBDIVISION Phase No:2 Map Ref:MB 21 PG 318								
4	.77Mi.	**1212 ROCKY HOLLOW RD** **JONESBOROUGH, TN 37659-5000**	07/02/2026	$370,000	$338	1092	//1.5	1991	23,214 SF
	APN: 051M B 00600 Document #: 26011250 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: JOE G MCCOY AND JOE G MCCOY JR PROPERTY Abbreviated Description: Subdivision:JOE G MCCOY AND JOE G MCCOY JR PROPERTY								
5	.45Mi.	**1072 RIDDLE RDG** **JONESBOROUGH, TN 37659-5046**	06/10/2026	$410,000	$227	1805	//2	2023	11,326 SF
	APN: 051L C 01500 Document #: 260009839 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 District: 15 Subdivision: RIDDLE RIDGE SUBDIVISION MapRef: MB 22 PG 389 Abbreviated Description: Lot:18 District:15 Subdivision:RIDDLE RIDGE SUBDIVISION Map Ref:MB 22 PG 389								
6	.66Mi.	**1100 SKYLINE DR** **JONESBOROUGH, TN 37659-5022**	06/04/2026	$280,000	$220	1272	//1.25	1972	18,753 SF
	APN: 051M B 01100 Document #: 26009499 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 15 Abbreviated Description: District:15								
7	.77Mi.	**309 MISS MAUDE PATTON LN** **JONESBOROUGH, TN 37659-6532**	06/03/2026	$400,000	$277	1440	//2	2021	12,197 SF
	APN: 059C H 00300 Document #: 260009366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MILL CREEK SECTION 8 MapRef: MB 22 PG 85 Abbreviated Description: Lot:3 Subdivision:MILL CREEK SECTION 8 Map Ref:MB 22 PG 85								
8	.49Mi.	**252 HIGHWAY 81 N** **JONESBOROUGH, TN 37659-4938**	05/22/2026	$131,000	$157	832	//1	1946	24,394 SF
	APN: 051 15500 Document #: 26008712 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 15 Abbreviated Description: District:15								
9	.62Mi.	**143 ANDERSON RD** **JONESBOROUGH, TN 37659-5057**	05/22/2026	$430,000	$179	2400	//3	2015	14,375 SF
	APN: 051M F 00700 Document #: 26008656 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 District: 15 Subdivision: ASHLEY MEADOWS SUBDIVISION Phase No: 1 MapRef: MB 21 PG 38 Abbreviated Description: Lot:14 District:15 Subdivision:ASHLEY MEADOWS SUBDIVISION Phase No:1 Map Ref:MB 21 PG 38								
10	.82Mi.	**1109 GREENLEE DR** **JONESBOROUGH, TN 37659-5139**	04/20/2026	$379,000	$241	1568	//3	2004	23,544 SF
	APN: 051M B 02700 Document #: 26006345 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: B Section: IV District: 15 Subdivision: NORTH JONESBOROUGH ADDITION MapRef: MB 8 PG 36 Abbreviated Description: Lot:10 Block:B Section:IV District:15 Subdivision:NORTH JONESBOROUGH ADDITION Map Ref:MB 8 PG 36								
11	.77Mi.	**1417 LEMONGRASS DR** **JONESBOROUGH, TN 37659-5039**	04/10/2026	$402,000	$245	1636	//2	2022	13,939 SF
	APN: 059C I 01900 Document #: 26005838 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Section: 9 District: 15 Subdivision: MILL CREEK MapRef: MB 22 PG 293 Abbreviated Description: Lot:19 Section:9 District:15 Subdivision:MILL CREEK Map Ref:MB 22 PG 293								
12	.9Mi.	**90 LORENA LN** **JONESBOROUGH, TN 37659-4495**	01/05/2026	$300,000	$205	1460	//2	2007	4,051,096 SF
	APN: 051O A 00400 Document #: 26000121 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: MILL CREEK SECTION 2 MapRef: MB 19 PG 665 Abbreviated Description: Lot:20 Subdivision:MILL CREEK SECTION 2 Map Ref:MB 19 PG 665								
13	.47Mi.	**1048 RIDDLE RDG** **JONESBOROUGH, TN 37659-5046**	12/23/2025	$425,000	$229	1848	//2	2022	18,295 SF
	APN: 051L C 01300 Document #: 25020690 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 District: 15 Subdivision: RIDDLE RIDGE SUBDIVISION MapRef: MB 22 PG 389 Abbreviated Description: Lot:20 District:15 Subdivision:RIDDLE RIDGE SUBDIVISION Map Ref:MB 22 PG 389								
14	.26Mi.	**137 FORESTER LN** **JONESBOROUGH, TN 37659-4931**	12/11/2025	$350,000	$260	1344	//1.5	1977	76,230 SF
	APN: 051 19200 Document #: 25019899 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 16 Abbreviated Description: District:16								
15	.48Mi.	**968 RIDDLE RDG** **JONESBOROUGH, TN 37659-5044**	12/03/2025	$377,000	$210	1792	//2	2023	10,890 SF
	APN: 051L C 00800 Document #: 25019346 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: RIDDLE RIDGE SUBDIVISION MapRef: MB 22 PG 389 Abbreviated Description: Lot:25 Subdivision:RIDDLE RIDGE SUBDIVISION Map Ref:MB 22 PG 389								

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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.

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.	**1617 ROCKY HOLLOW RD**	**03/30/2022**	$222,400	$55,600	1,632	//2	1998	1 SF	
.03Mi.	**1619 ROCKY HOLLOW RD**	**01/11/2018**	$237,300	$59,325	1,344	//2	1998	1 SF	
.04Mi.	**1611 ROCKY HOLLOW RD**	**11/08/1995**	$306,000	$76,500	1,680	//2	1996	2 SF	
.04Mi.	**1615 ROCKY HOLLOW RD**	**10/16/2018**	$106,100	$26,525	848	//2	2001	21,780 SF	
.05Mi.	**1605 ROCKY HOLLOW RD**	**05/31/2022**	$327,100	$81,775	2,016	//2	1996	1 SF	
.09Mi.	**1603 ROCKY HOLLOW RD**	**02/25/2021**	$283,300	$70,825	1,392	//2	1976	40,075 SF	
.09Mi.	**105 TIPTON RD**	**11/18/2016**	$207,500	$51,875	1,450	//1	1974	21,780 SF	
.1Mi.	**1606 ROCKY HOLLOW RD**	**02/13/2004**	$161,000	$40,250	896	//2	1986	18,731 SF	
.12Mi.	**1599 ROCKY HOLLOW RD**	**01/04/2006**	$338,100	$84,525	2,048	//2.5	2006	23,958 SF	
.13Mi.	**105 ROCKWOOD DR**	**07/23/2024**	$233,700	$58,425	1,100	//1	1977	20,590 SF	
.13Mi.	**1597 ROCKY HOLLOW RD**	**08/02/2023**	$228,000	$57,000	1,216	//1	2024	1 SF	
.14Mi.	**111 ROCKWOOD DR**	**05/01/2024**	$217,900	$54,475	1,100	//1	1975	15,100 SF	
.14Mi.	**1601 ROCKY HOLLOW RD**	**10/27/2022**	$342,700	$85,675	1,604	//2	1977	11 SF	
.15Mi.	**1595 ROCKY HOLLOW RD**	**01/04/2024**	$217,400	$54,350	1,404	//2	2025	1 SF	
.16Mi.	**121 ROCKWOOD DR**	**06/22/2018**	$205,200	$51,300	1,100	//1	1978	16,500 SF	
.17Mi.	**129 ROCKWOOD DR**	**10/28/2004**	$242,500	$60,625	1,230	//1.25	1990	31,806 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	45.3 years old	Households:	13,771
Median Household Income:	$74,154	Households w/Family:	71%
Household Income Per Capita:	$40,298	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Washington County School District	Students:	7,969
Number of Schools:	15	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.44Mi.	**David Crockett High School** Number of Students: 1,122 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12
7.32Mi.	**University School** Number of Students: 635 Student-Teacher Ratio: NA Advanced Placement: Yes	A	Public	KG - 12
5.73Mi.	**Washington County Adult High School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	49%	SIGNIFICANTLY LOWER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	75%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

9/26/2024 - Tropical Storm Helene 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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