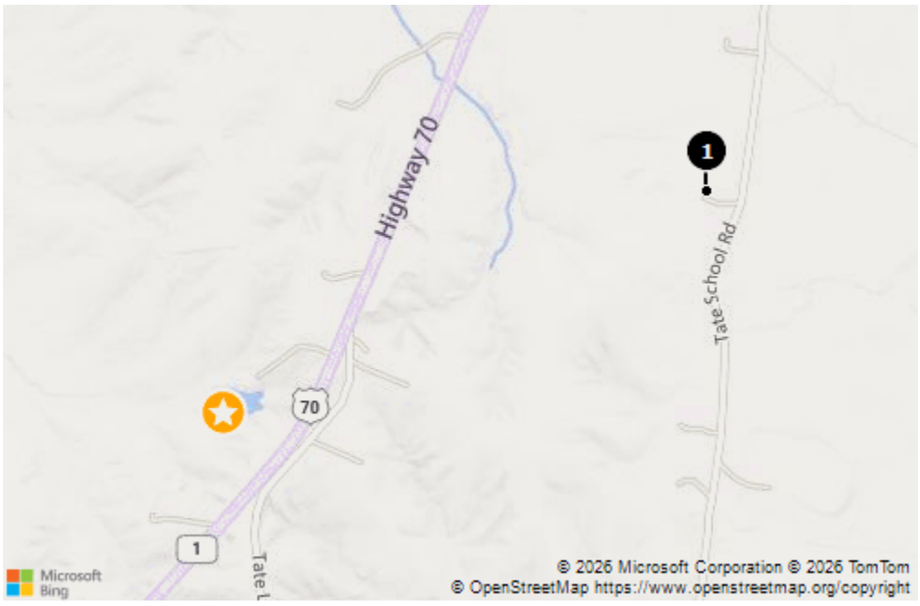
ICE SiteX Report

OrderID: 98508951

SiteX Property Information Report



Subject Property Location

16723 HIGHWAY 70, HUNTINGDON, TN 38344-6729

County:	**CARROLL TN**	Census Tract:	470179621.021045
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	095 00102	Thomas Bros Pg-Grid:	

Valuation

Value:	**$202,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$175,740 - $228,260	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	09D00
Assd Land Value:	$16,200	Market Land Value:	$64,800	Tax Year:	2025
Assd Improvement:	$6,250	Market Improvment Value:	$25,000	Total Taxable Value:	$356
Total Assessed Value:	$22,450	Total Assessor Market Value:	$89,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 11 Map Ref: 095
Abbreviated Description: DISTRICT: 11, COUNTY AREA: G40

Property Characteristics

Lot Size:	25.800 AC	Bedrooms:		Pool:	
Building Area:	1140 SF	Baths:		Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:		Number of Cars:	3	A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	$204,232
Document #:	215937 BK-PG 762-224	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	$45,000
Document #:	211618 BK-PG 680-544	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/11/2025	Sales Price:	$208,000
Document #:	211512 BK-PG 424-111	Type of Sale:	Full Amount on Deed
Contract Date:	12/03/2025		
Document Type:			
Legal Description:			
District: 11			

Prior Transfer

Recording Date:	07/02/2019	Sales Price:	$36,969
Document #:	178582 BK-PG 662-600	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	06/21/2019	Loan Amount:	N/A
Document #:	178429 BK-PG 0000000680-0000000544	Loan Type:	Commercial
TD Due Date:	01/01/2029	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/07/2017	Sales Price:	$48,707
Document #:	169823 BK-PG 567-744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/13/2017	Loan Amount:	N/A
Document #:	169502 BK-PG 662-600	Loan Type:	New Conventional
TD Due Date:	08/01/2027	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	09/18/2007	Loan Amount:	N/A
Document #:	122628 BK-PG 567-744	Loan Type:	New Conventional
TD Due Date:	10/01/2027	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/26/2000	Sales Price:	$49,000
Document #:	BK-PG 304-561	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/19/2000	Sales Price:	$49,000
Document #:	BK-PG 304 -561	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 11 Map Ref: 095
Abbreviated Description: DISTRICT: 11, COUNTY AREA: G40

Prior Transfer

Recording Date:	06/17/1999	Sales Price:	$15,000
Document #:	BK-PG 299-182	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/1999	Sales Price:	$15,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/21/1998	Sales Price:	$3,500
Document #:	BK-PG 294-214	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/1998	Sales Price:	$500
Document #:	BK-PG 293-215	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/10/1997	Sales Price:	$4,500
Document #:	BK-PG 288-741	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/05/1997	Sales Price:	$15,000
Document #:	BK-PG 288-704	Type of Sale:	Non-Arms Length Transfer
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$135,000	Median # of Bedrooms	
Median Lot Size	871,203 SF	Median # of Baths	2
Median Living Area	1,668 SF	Median Year Built	1970
Price Range - 2 Yrs	$135,000 to $135,000	Age Range	56 years to 56 years
Median Value	$135,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	.71Mi.	**710 TATE SCHOOL RD** **HUNTINGDON, TN 38344-6822**	08/26/2026	$135,000	$80	1668	//2	1970	871,203 SF

APN: 084 08300 Document #: 215440
Document Type: Price Code: D
Land Use: Rural/Agricultural Residence
Legal: Subdivision: HICKORY MEADOWS PHASE 1 Tract No: 1-3 MapRef: MB 5 PG 285 SL 493 Abbreviated Description: Subdivision:HICKORY MEADOWS PHASE 1 Tract No:1-3 Map Ref:MB 5 PG 285 SL 493

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.	**16723 HIGHWAY 70**	**05/19/2000**	$89,800	$22,450	1,140		1998	26 SF	
.31Mi.	**17105 HIGHWAY 70**	**08/18/2017**	$443,400	$110,850	2,884	//2	1967	44 SF	Yes
.34Mi.	**105 TATE LOOP**	**02/26/2019**	$154,400	$28,700	1,708	//2	1946	16 SF	
.43Mi.	**485 TATE LOOP**	**01/11/2022**	$330,000	$82,500	1,593	//1.5	1987	45 SF	
.48Mi.	**17315 HIGHWAY 70**	**12/31/2019**	$444,600	$78,950	2,440	//2	1972	51 SF	
.65Mi.	**16345 HIGHWAY 70**	**07/16/1993**	$589,200	$90,800	2,083	//3	1991	116 SF	
.66Mi.	**17520 HIGHWAY 70**	**02/10/2022**	$1,121,400	$235,550	2,874	//4.5	2011	50 SF	Yes
.71Mi.	**710 TATE SCHOOL RD**	**09/05/1978**	$312,600	$78,150	1,668	//2	1970	20 SF	
.72Mi.	**1410 TATE SCHOOL RD**	**12/29/2011**	$557,900	$139,475	2,580	//2	2021	30 SF	
.75Mi.	**350 JENKINS LN**	**11/23/1985**	$581,600	$87,700	1,408	//2	1990	75 SF	
.75Mi.	**2440 TATE SCHOOL RD**	**02/28/2019**	$94,000	$23,500	910		1982	13 SF	
.91Mi.	**2075 TATE SCHOOL RD**	**09/29/1937**	$485,400	$42,650	752	//1	1952	105 SF	
1.01Mi.	**2465 TATE SCHOOL RD**	**01/22/2013**	$173,900	$43,475	1,276	//2	1980	34 SF	
1.08Mi.	**1645 TATE SCHOOL RD**	**08/26/1994**	$576,000	$107,000	2,376	//2	2000	51 SF	
1.08Mi.	**OLD STAGE RD**	**04/29/2010**	$616,900	$45,425	896	//1	1932	107 SF	
1.11Mi.	**500 VOSS LN**	**10/22/2024**	$101,100	$11,725	960	//1	2000	24 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	41.0 years old	Households:	3,719
Median Household Income:	$55,782	Households w/Family:	75%
Household Income Per Capita:	$28,993	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Huntingdon Special School District	Students:	1,364
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.22Mi.	**Huntingdon Primary School** Number of Students: 455 Student-Teacher Ratio: NA	B+	Public	PK - 3
3.15Mi.	**Huntingdon Middle School** Number of Students: 467 Student-Teacher Ratio: NA	B	Public	4 - 8
4.85Mi.	**Huntingdon High School** Number of Students: 403 Student-Teacher Ratio: NA	B+	Public	9 - 12

Flood Report

The Subject Property of **16723 HIGHWAY 70, HUNTINGDON, TN 38344-6729** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	39%	SIGNIFICANTLY LOWER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	126%	HIGHER
OVERALL	116%	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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