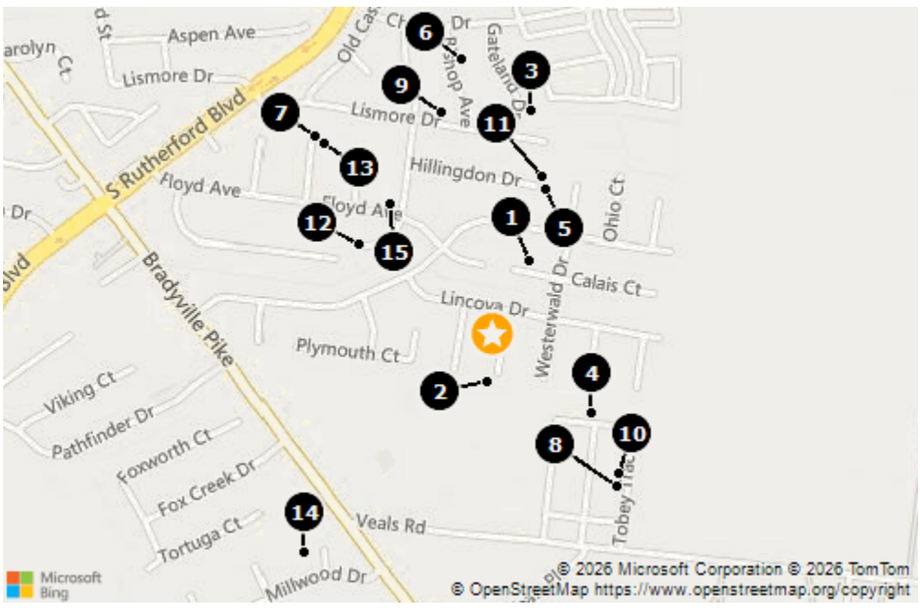
ICE SiteX Report

OrderID: 98697680

SiteX Property Information Report



Subject Property Location

1906 NEWARK CT, MURFREESBORO, TN 37127-7204

County:	**RUTHERFORD TN**	Census Tract:	471490421.013000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	112C-D-018.00-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$439,000**	FSD:	14	Common Confidence Score:	52
Value Range:	$377,540 - $500,460	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$27,500	Market Land Value:	$110,000	Tax Year:	2025
Assd Improvement:	$67,000	Market Improvment Value:	$268,000	Total Taxable Value:	$2,192
Total Assessed Value:	$94,500	Total Assessor Market Value:	$378,000	Delinquent Year:	
				Tax Account ID:	R0070382
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 82 Section: 3 District: 515 Subdivision: CRESTVIEW SEC 3 Map Ref: 19-25
Abbreviated Description: LOT 82 CRESTVIEW SEC 3 PB 19 PG 25 75 X 135
City/Muni/Twp: MURFREESBORO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2247 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Gravel/Rock
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/04/2025	Sales Price:	$245,000
Document #:	2612052 BK-PG 1796-3066	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/24/2022	Loan Amount:	N/A
Document #:	2419310 BK-PG 2198-2522	Loan Type:	VA
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Lot: 82 Subdivision: CRESTVIEW

Prior Transfer

Recording Date:	06/09/2020	Sales Price:	N/A
Document #:	2280105 BK-PG 1913-3400	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/09/2020		
Document Type:			

Legal Description:
Lot: 82 Section: III Subdivision: CRESTVIEW Map Ref: MB 19 PG 25

Prior Transfer

Recording Date:	04/22/2020	Sales Price:	N/A

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Document #:	BK-PG 1913 -3400	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 82 Section: 3 District: 515 Subdivision: CRESTVIEW SEC 3 Map Ref: 19-25
Abbreviated Description: LOT 82 CRESTVIEW SEC 3 PB 19 PG 25 75 X 135
City/Muni/Twp: MURFREESBORO

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	N/A
Document #:	2221358 BK-PG 1564-1936	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/29/2019	Sales Price:	$245,000
Document #:	2219446 BK-PG 1796-3064	Type of Sale:	Full Amount on Deed
Contract Date:	07/19/2019		
Document Type:			

Legal Description:
Lot: 82 Section: III Subdivision: CRESTVIEW Map Ref: MB 19 PG 25

Prior Transfer

Recording Date:	04/19/2017	Sales Price:	$200,000
Document #:	2079786 BK-PG 1564-1934	Type of Sale:	Full Amount on Deed
Contract Date:	04/18/2017		
Document Type:			

Legal Description:
Lot: 82 Section: III Subdivision: CRESTVIEW Map Ref: MB19 PG25

Prior Transfer

Recording Date:	10/11/2016	Sales Price:	$138,000
Document #:	2047225 BK-PG 1512-1202	Type of Sale:	Full Amount on Deed
Contract Date:	08/01/2016		
Document Type:			

Legal Description:
Lot: 82 Section: III Subdivision: CRESTVIEW Map Ref: MB19 PG25

Prior Transfer

Recording Date:	08/12/2015	Sales Price:	$13,200
Document #:	1975612 BK-PG 820-2109	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/27/2013	Sales Price:	$13,200
Document #:	1877122 BK-PG 820-2109	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2011	Sales Price:	$13,200
Document #:	1724949 BK-PG 820-2109	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/20/2008	Loan Amount:	N/A
Document #:	BK-PG 820-2109	Loan Type:	
TD Due Date:	02/08/2038	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/25/2007	Sales Price:	N/A
Document #:	BK-PG 793-3677	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 82 Subdivision: CRESTVIEW SEC 3

Prior Transfer

Recording Date:	09/28/2007	Sales Price:	N/A
Document #:	BK-PG 787-1080	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 82 Subdivision: CRESTVIEW SEC 3

Prior Transfer

Recording Date:	09/10/2007	Sales Price:	$92,001
Document #:	BK-PG 784-3131	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 82 Subdivision: CRESTVIEW SEC 3

Mortgage Record

Recording Date:	03/10/1998	Loan Amount:	N/A
Document #:	BK-PG B313-541	Loan Type:	
TD Due Date:		Type Finance:	FIX

Legal Description:

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Mortgage Record

Recording Date:	03/10/1998	Loan Amount:	N/A
Document #:	BK-PG B313-529	Loan Type:	
TD Due Date:	02/27/2028	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	02/10/1998	Sales Price:	$89,000
Document #:	BK-PG 617-786	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 82 Subdivision: CRESTVIEW SEC 3

Area Sales Analysis

Total Area Sales	$4,709,800	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,239 SF	Median Year Built	1999
Price Range - 2 Yrs	$180,000 to $385,000	Age Range	2 years to 30 years
Median Value	$324,500	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**2613 CALAIS CT** **MURFREESBORO, TN 37127-7243**	08/05/2026	$305,000	$272	1120	//2	2001	SF	
		APN: 112C-E-003.00-000 Document #: 2662564 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 181 Subdivision: CRESTVIEW MapRef: MB 23 PG 230 Abbreviated Description: Lot:181 Subdivision:CRESTVIEW Map Ref:MB 23 PG 230								
2	.06Mi.	**1922 NEWARK CT** **MURFREESBORO, TN 37127-7204**	07/17/2026	$180,000	$162	1110	//2	1998	SF	
		APN: 112C-D-022.00-000 Document #: 2659635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: CRESTVIEW MapRef: MB 19 PG 25 Abbreviated Description: Lot:86 Subdivision:CRESTVIEW Map Ref:MB 19 PG 25								
3	.3Mi.	**1987 GATELAND DR** **MURFREESBORO, TN 37127-5929**	05/28/2026	$350,000	$310	1126	//2	2004	SF	
		APN: 103N-D-029.00-000 Document #: 2651163 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 99 Section: IV Subdivision: STONEGATE MapRef: MB 27 PG 104 Abbreviated Description: Lot:99 Section:IV Subdivision:STONEGATE Map Ref:MB 27 PG 104								
4	.16Mi.	**2715 GERTIE DR** **MURFREESBORO, TN 37127-2211**	05/21/2026	$385,000	$269	1430	//	2024	SF	
		APN: 112F-E-017.00-000 Document #: 2650263 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: TRAVELERS TRACE SUBDIVISION MapRef: MB 49 PG 181 Abbreviated Description: Lot:33 Subdivision:TRAVELERS TRACE SUBDIVISION Map Ref:MB 49 PG 181								
5	.2Mi.	**2553 HILLINGDON DR** **MURFREESBORO, TN 37127-5945**	05/06/2026	$280,000	$214	1304	//2	1999	SF	
		APN: 112C-C-075.00-000 Document #: 2647995 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139 Section: IV Subdivision: CRESTVIEW MapRef: MB 21 PG 83 Abbreviated Description: Lot:139 Section:IV Subdivision:CRESTVIEW Map Ref:MB 21 PG 83City/Muni/Twp:MURFREESBORO City/Muni/Twp: MURFREESBORO								
6	.36Mi.	**1973 BISHOP AVE** **MURFREESBORO, TN 37127-5932**	05/04/2026	$270,600	$217	1244	//2	2002	SF	
		APN: 103N-D-018.00-000 Document #: 2647603 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 88 Section: III Subdivision: STONEGATE MapRef: MB 25 PG 292 Abbreviated Description: Lot:88 Section:III Subdivision:STONEGATE Map Ref:MB 25 PG 292								
7	.35Mi.	**2103 HALLIGEN CT** **MURFREESBORO, TN 37127-5984**	05/04/2026	$295,000	$260	1133	//2	1996	SF	
		APN: 112C-C-006.00-000 Document #: 2647420 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Section: 1 Subdivision: WILLOW DRIVE ESTATES MapRef: MB 17 PG 155 Abbreviated Description: Lot:6 Section:1 Subdivision:WILLOW DRIVE ESTATES Map Ref:MB 17 PG 155								
8	.26Mi.	**2022 TOBEY LN** **MURFREESBORO, TN 37127-2214**	04/24/2026	$369,900	$252	1467	//	2024	SF	
		APN: 112F-E-064.00-000 Document #: 2646065 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: TRAVELERS TRACE SUBDIVISION MapRef: MB 49 PG 181&182 Abbreviated Description: Lot:48 Subdivision:TRAVELERS TRACE SUBDIVISION Map Ref:MB 49 PG 181&182								
9	.3Mi.	**2511 LISMORE DR** **MURFREESBORO, TN 37127-5913**	03/23/2026	$320,000	$206	1546	//2.25	1999	10,000 SF	
		APN: 103N-C-022.00-000 Document #: 2640445 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Section: 1 Subdivision: STONEGATE MapRef: MB 21 PG 92 Abbreviated Description: Lot:14 Section:1 Subdivision:STONEGATE Map Ref:MB 21 PG 92								
10	.25Mi.	**2018 TOBEY LN** **MURFREESBORO, TN 37127-2214**	03/16/2026	$369,900	$258	1431	//	2024	SF	
		APN: 112F-E-063.00-000 Document #: 2639427 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: TRAVELERS TRACE SUBDIVISION MapRef: MB 49 PG 181&182 Abbreviated Description: Lot:49 Subdivision:TRAVELERS TRACE SUBDIVISION Map Ref:MB 49 PG 181&182								
11	.22Mi.	**2549 HILLINGDON DR** **MURFREESBORO, TN 37127-5945**	11/13/2025	$330,900	$283	1166	//2	1999	SF	

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APN: 112C-C-074.00-000 Document #: 2622230
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 140 Section: IV Subdivision: CRESTVIEW MapRef: MB 21 PG 83 Abbreviated Description: Lot:140 Section:IV Subdivision:CRESTVIEW Map Ref:MB 21 PG 83

12	.22Mi.	**2218 BOLDEN DR** **MURFREESBORO, TN 37127-5996**	10/27/2025	$324,500	$295	1097	//2	1998	SF

APN: 112C-C-044.00-000 Document #: 2619577
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: WILLOW DRIVE ESTATES Phase No: II MapRef: MB 19 PG 55 Abbreviated Description: Lot:44 Subdivision:WILLOW DRIVE ESTATES Phase No:II Map Ref:MB 19 PG 55

13	.33Mi.	**2107 HALLIGEN CT** **MURFREESBORO, TN 37127-5984**	09/11/2025	$329,000	$295	1114	//2	1996	SF

APN: 112C-C-007.00-000 Document #: 2612902
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Section: 1 Subdivision: WILLOW DRIVE ESTATES MapRef: MB 17 PG 155 Abbreviated Description: Lot:7 Section:1 Subdivision:WILLOW DRIVE ESTATES Map Ref:MB 17 PG 155

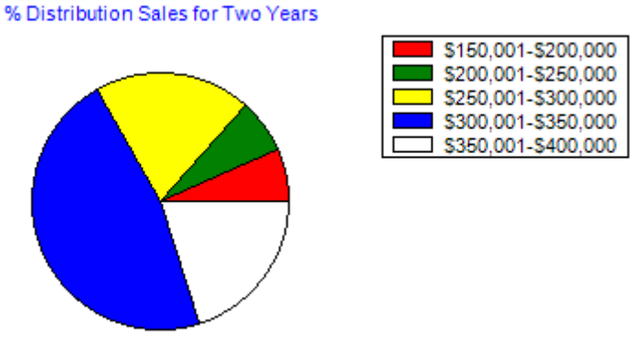
14	.38Mi.	**109 MILLWOOD CT** **MURFREESBORO, TN 37127-7220**	09/03/2025	$350,000	$277	1260	//2.25	1997	SF

APN: 112F-A-006.00-000 Document #: 2611780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: MILWOOD S/D MapRef: MB 19 PG 147 Abbreviated Description: Lot:3 Subdivision:MILWOOD S/D Map Ref:MB 19 PG 147

15	.22Mi.	**2425 FLOYD AVE** **MURFREESBORO, TN 37127-5982**	08/19/2025	$250,000	$201	1239	//2	1997	SF

APN: 112C-C-057.00-000 Document #: 2609662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Section: II Subdivision: CRESTVIEW MapRef: MB 18 PG 12 Abbreviated Description: Lot:56 Section:II Subdivision:CRESTVIEW Map Ref:MB 18 PG 12

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.	**1906 NEWARK CT**	**04/22/2020**	$378,000	$94,500	2,247	//2	1998		
.01Mi.	**1910 NEWARK CT**	**04/26/2022**	$295,200	$73,800	1,110	//2	1998	10,125 SF	
.02Mi.	**2606 LINCOYA DR**	**03/23/1998**	$293,200	$73,300	1,125	//2	1998	10,800 SF	
.03Mi.	**1907 KENMARE CT**	**09/30/2020**	$301,500	$75,375	1,204	//2	1997	10,125 SF	
.03Mi.	**1914 NEWARK CT**	**06/14/2002**	$305,200	$76,300	1,218	//2	1998		
.03Mi.	**1911 KENMARE CT**	**08/26/2014**	$294,400	$73,600	1,089	//2	1997	10,125 SF	
.03Mi.	**2602 LINCOYA DR**	**02/01/2024**	$299,300	$74,825	1,401	//2	1997		
.03Mi.	**1907 NEWARK CT**	**11/21/2022**	$303,100	$75,775	1,218	//2	1998	10,125 SF	
.04Mi.	**1911 NEWARK CT**	**07/05/2023**	$300,400	$75,100	1,136	//2	1998		
.04Mi.	**1903 NEWARK CT**	**03/03/2011**	$300,700	$75,175	1,204	//2	1997		
.04Mi.	**1915 KENMARE CT**	**12/23/2009**	$295,500	$73,875	1,110	//2	1997		
.04Mi.	**1915 NEWARK CT**	**06/08/2016**	$316,400	$79,100	1,341	//2	1998		
.05Mi.	**2607 LINCOYA DR**	**09/30/1997**	$322,900	$80,725	1,540	//2	1997	10,800 SF	
.05Mi.	**1918 NEWARK CT**	**03/12/2009**	$307,500	$76,875	1,125	//2	1998		
.05Mi.	**2603 LINCOYA DR**	**10/24/1997**	$295,000	$73,750	1,080	//2	1997	10,800 SF	
.05Mi.	**1919 KENMARE CT**	**12/04/1998**	$299,800	$74,950	1,186	//2	1998		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

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Demographics & Income

Median Age:	36.2 years old	Households:	8,340
Median Household Income:	$85,798	Households w/Family:	72%
Household Income Per Capita:	$35,876	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Rutherford County School District	Students:	52,127
Number of Schools:	55	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.28Mi.	**Whitworth-Buchanan Middle School** Number of Students: 755 Student-Teacher Ratio: NA	C-	Public	6 - 8
3.28Mi.	**Whitworth-Buchanan Middle School** Number of Students: 755 Student-Teacher Ratio: NA	C-	Public	6 - 8
3.57Mi.	**Riverdale High School** Number of Students: 2,275 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 12
3.57Mi.	**Riverdale High School** Number of Students: 2,275 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 12
1.06Mi.	**Black Fox Elementary School** Number of Students: 889 Student-Teacher Ratio: NA	C+	Public	PK - 6
1.06Mi.	**Black Fox Elementary School** Number of Students: 889 Student-Teacher Ratio: NA	C+	Public	PK - 6

Flood Report

The Subject Property of **1906 NEWARK CT, MURFREESBORO, TN 37127-7204** 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	89%	LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	93%	SIMILAR
OVERALL	84%	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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