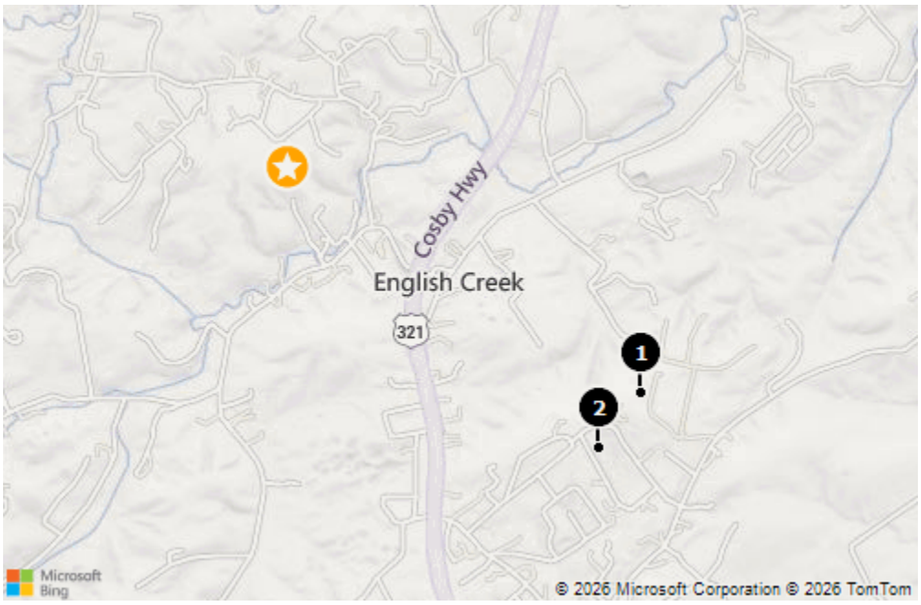
ICE SiteX Report

OrderID: 98692571

SiteX Property Information Report



Subject Property Location

1930 SAIL RD, NEWPORT, TN 37821-6887

County:	**COCKE TN**	Census Tract:	470299205.011034
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	073 11517	Thomas Bros Pg-Grid:	

Valuation

Value:	**$365,000**	FSD:	14	Common Confidence Score:	60
Value Range:	$313,900 - $416,100	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	15A00
Assd Land Value:	$4,875	Market Land Value:	$19,500	Tax Year:	2025
Assd Improvement:	$66,925	Market Improvment Value:	$267,700	Total Taxable Value:	$1,077
Total Assessed Value:	$71,800	Total Assessor Market Value:	$287,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 5 Subdivision: TOMMY BRYANT Map Ref: 073

Property Characteristics

Lot Size:	1.270 AC	Bedrooms:		Pool:	
Building Area:	2128 SF	Baths:	2	Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/16/2026	Sales Price:	$244,200
Document #:	26005454 BK-PG 1633-588	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2026	Sales Price:	$27,738
Document #:	26001167 BK-PG 1693-779	Type of Sale:	Full Amount on Deed
Contract Date:	10/04/2022		
Document Type:			
Legal Description:			

District: 5 Subdivision: TOMMY BRYANT FARM Tract No: 8

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	$4,437
Document #:	23005173 BK-PG 1592-683	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/08/2023	Loan Amount:	N/A
Document #:	23005043 BK-PG 1633-588	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

ICE SiteX Report

OrderID: 98692571

Legal Description:
District: 5

Prior Transfer

Recording Date:	09/13/2022	Sales Price:	N/A
Document #:	BK-PG 1602 -342	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 5 Subdivision: TOMMY BRYANT Map Ref: 073

Mortgage Record

Recording Date:	05/27/2022	Loan Amount:	N/A
Document #:	22002813 BK-PG 1592-683	Loan Type:	FHA
TD Due Date:	06/01/2048	Type Finance:	

Legal Description:
District: 5 Subdivision: TOMMY BRYAN FARM Tract No: 7

Area Sales Analysis

Total Area Sales	$670,000	Median # of Bedrooms	
Median Lot Size	30,710 SF	Median # of Baths	2
Median Living Area	1,641 SF	Median Year Built	2015
Price Range - 2 Yrs	$235,000 to $435,000	Age Range	2 years to 19 years
Median Value	$335,000	Median Age	11 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.1Mi.	**1940 COZY RD NEWPORT, TN 37821-6383**	07/10/2025	$435,000	$225	1932	//2	2007	41,382 SF	
		APN: 083D F 01100 Document #: 25003569								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 11 District: 5TH Subdivision: LAID-BACK ACRES SUBDIVISION MapRef: CAB E SL 45 Abbreviated Description: Lot:11 District:5TH Subdivision:LAID-BACK ACRES SUBDIVISION Map Ref:CAB E SL 45								
2	1.1Mi.	**2410 STONEWALL JACKSON DR NEWPORT, TN 37821-6708**	06/02/2025	$235,000	$174	1350	//2	2024	20,038 SF	
		APN: 083D D 01800 Document #: 25002865								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 49 District: 5 Subdivision: SHILOH HILLS SUBDIVISION MapRef: MB 4 PG 10 Abbreviated Description: Lot:49 District:5 Subdivision:SHILOH HILLS SUBDIVISION Map Ref:MB 4 PG 10								

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.	**1930 SAIL RD**	**09/13/2022**	$287,200	$71,800	2,128	//2	2018	1 SF	
.11Mi.	**2191 BOGARD RD**	**12/14/2012**	$207,700	$51,925	1,539	//2	2007	2 SF	
.16Mi.	**1912 SAIL RD**	**11/01/2002**	$214,300	$85,720	1,216		1988	5 SF	
.2Mi.	**1936 SAIL RD**	**05/16/2014**	$43,500	$10,875	910		1987	1 SF	
.22Mi.	**266 FRIENDSHIP RD**		$66,900	$16,725	840		1977	3 SF	
.22Mi.	**290 FRIENDSHIP RD**	**09/16/2004**	$169,000	$42,250	1,568	//2	2001	21,780 SF	
.24Mi.	**300 FRIENDSHIP RD**		$33,600	$8,400	720		1972	21,780 SF	
.24Mi.	**1932 BROOKS RIDGE RD**	**12/26/2023**	$169,900	$42,475	1,620	//2	1997	23,087 SF	
.25Mi.	**2181 BOGARD RD**	**07/11/2013**	$50,300	$12,575	1,176	//2	1990	21,780 SF	
.26Mi.	**1906 BROOKS CEMETERY RD**	**11/23/1987**	$31,100	$7,775	784		1992	22,216 SF	
.26Mi.	**1910 BROOKS CEMETERY RD**	**04/24/2001**	$33,200	$8,300	1,008	//2	1993	1 SF	
.27Mi.	**255 SEA RD**	**02/09/2022**	$48,300	$12,075	656	//1	1984	2 SF	
.27Mi.	**310 FRIENDSHIP RD**	**12/26/2019**	$65,000	$16,250	1,456	//2	1995	1 SF	
.3Mi.	**1802 SHALE RD**	**06/19/2022**	$235,100	$58,775	2,128	//2	2001	2 SF	
.3Mi.	**226 FRIENDSHIP RD**	**07/24/1997**	$63,400	$15,850	924		1980	3 SF	
.32Mi.	**1791 SHALE RD**	**11/21/2017**	$44,400	$11,100	924		1988	1 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	44.2 years old	Households:	9,820
Median Household Income:	$44,721	Households w/Family:	70%
Household Income Per Capita:	$23,583	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

ICE SiteX Report

OrderID: 98692571

School District

School District Zone:	Cocke County School District	Students:	4,202
Number of Schools:	12	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.50Mi.	**Cosby Elementary School** Number of Students: 429 Student-Teacher Ratio: NA	B+	Public	KG - 8
4.48Mi.	**Cosby High School** Number of Students: 343 Student-Teacher Ratio: NA	C-	Public	9 - 12
4.28Mi.	**Cocke County Adult High School** Number of Students: 2 Student-Teacher Ratio: NA	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	124%	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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