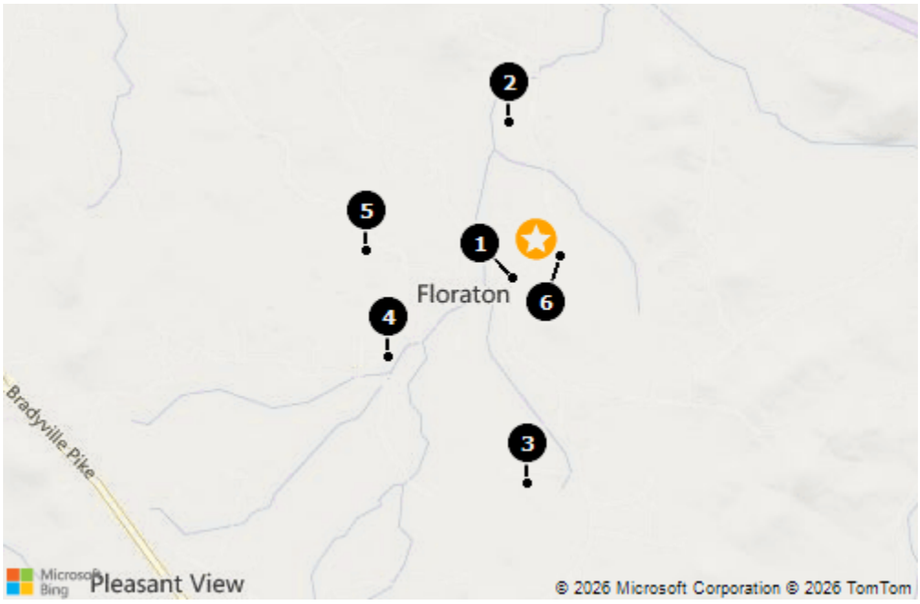
ICE SiteX Report

OrderID: 98655668

SiteX Property Information Report



Subject Property Location

2100 MURRAY KITTRELL RD, READYVILLE, TN 37149-4644

County:	**RUTHERFORD TN**	Census Tract:	471490406.004004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	128-010.09-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$518,000**	FSD:	31	Common Confidence Score:	23
Value Range:	$357,420 - $678,580	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$43,625	Market Land Value:	$174,500	Tax Year:	2025
Assd Improvement:	$79,575	Market Improvment Value:	$318,300	Total Taxable Value:	$1,845
Total Assessed Value:	$123,200	Total Assessor Market Value:	$492,800	Delinquent Year:	
				Tax Account ID:	R0120599
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 000
City/Muni/Twp: RUTHERFORD

Property Characteristics

Lot Size:	5.010 AC	Bedrooms:		Pool:	
Building Area:	2436 SF	Baths:		Fireplace:	1
Year Built:	1993	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Heat Pump
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2026	Sales Price:	$374,900
Document #:	2669998 BK-PG 2044-2028	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2021	Sales Price:	N/A
Document #:	2349537 BK-PG 1863-3563	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	$374,900
Document #:	2343448 BK-PG 2044-2025	Type of Sale:	Full Amount on Deed
Contract Date:	02/26/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	$374,900
Document #:	BK-PG 2044 -2025	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98655668

Legal Description:
District: 000
City/Muni/Twp: RUTHERFORD

Prior Transfer

Recording Date:	02/12/2021	Sales Price:	N/A
Document #:	2339897 BK-PG 1863-3563	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/03/2020	Sales Price:	N/A
Document #:	2255410 BK-PG 1863-3561	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/27/2020		
Document Type:			
Legal Description:			
Map Ref: MB 1463 PG 1055			

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	$264,900
Document #:	2188371 BK-PG 1743-3476	Type of Sale:	Full Amount on Deed
Contract Date:	01/22/2019		
Document Type:			
Legal Description:			
District: 23			

Prior Transfer

Recording Date:	11/03/1993	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/03/1993	Sales Price:	$69,500
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,102,837	Median # of Bedrooms	
Median Lot Size	361,985 SF	Median # of Baths	
Median Living Area	2,351 SF	Median Year Built	2009
Price Range - 2 Yrs	$140,000 to $885,000	Age Range	6 years to 61 years
Median Value	$526,275	Median Age	17 years

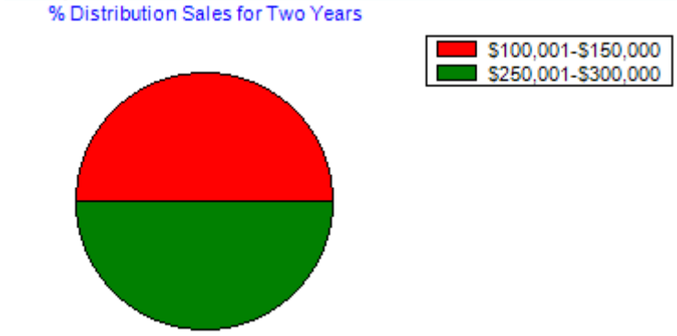
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**2399 MURRAY KITTRELL RD** **READYVILLE, TN 37149-4648**	08/27/2026	$275,000	$235	1168	//	1965	236,532 SF	
		APN: 128-011.00-000 Document #: 2666063 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.63Mi.	**1420 MURRAY KITTRELL RD** **READYVILLE, TN 37149-4640**	06/26/2026	$338,800	$138	2440	//2	1970	269,202 SF	
		APN: 110-020.08-000 Document #: 2656119 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 19 Subdivision: ROBERT E FRANCIS Tract No: 3B Abbreviated Description: District:19 Subdivision:ROBERT E FRANCIS Tract No:3B								
3	1.28Mi.	**3660 MURRAY KITTRELL RD** **READYVILLE, TN 37149-4505**	12/03/2025	$885,000	$337	2621	//	2007	454,768 SF	
		APN: 128-048.03-000 Document #: 2624841 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 23 Abbreviated Description: District:23								
4	1Mi.	**7941 MANUS RD** **READYVILLE, TN 37149-4627**	11/10/2025	$750,287	$329	2280	//	2011	653,838 SF	
		APN: 128-037.03-000 Document #: 2621632 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.88Mi.	**3194 COLEMAN RD** **READYVILLE, TN 37149-4602**	09/04/2025	$140,000	$57	2422	//	2020	218,236 SF	
		APN: 128-002.01-000 Document #: 2611945 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.2Mi.	**2101 MURRAY KITTRELL RD** **READYVILLE, TN 37149-4645**	06/23/2025	$713,750	$346	2061	//	2016	696,963 SF	
		APN: 128-015.00-000 Document #: 2601220 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

ICE SiteX Report

OrderID: 98655668

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.	**2100 MURRAY KITTRELL RD**	**02/26/2021**	$492,800	$123,200	2,436		1993	5 SF	
.11Mi.	**2204 MURRAY KITTRELL RD**	**05/22/2009**	$595,500	$148,875	1,661	//3.25	2000	9 SF	
.11Mi.	**2020 MURRAY KITTRELL RD**	**11/21/2007**	$355,600	$88,900	1,446	//1	1975	3 SF	
.16Mi.	**2203 MURRAY KITTRELL RD**	**01/08/2015**	$426,400	$106,600	1,400	//1	1952	7 SF	
.2Mi.	**2046 MURRAY KITTRELL RD**	**05/11/2018**	$534,600	$133,650	1,004	//1	1953	14 SF	
.2Mi.	**2284 MURRAY KITTRELL RD**	**01/21/2020**	$617,200	$154,300	1,776	//2	1987	13 SF	
.2Mi.	**2101 MURRAY KITTRELL RD**	**06/11/2025**	$500,000	$125,000	2,061		2016	16 SF	
.21Mi.	**1904 MURRAY KITTRELL RD**	**09/10/2004**	$358,850	$89,713	1,480	//2	1995	23 SF	
.22Mi.	**2399 MURRAY KITTRELL RD**	**01/09/2026**	$349,100	$87,275	1,168		1965	5 SF	
.22Mi.	**1850 MURRAY KITTRELL RD**	**09/17/1990**	$448,100	$112,025	1,431	//2	1990	5 SF	
.24Mi.	**2021 MURRAY KITTRELL RD**	**06/10/2020**	$430,600	$107,650	1,100	//1	1970	8 SF	
.26Mi.	**2535 MURRAY KITTRELL RD**	**07/16/2020**	$710,700	$177,675	2,463		1986	12 SF	
.34Mi.	**2619 MURRAY KITTRELL RD**	**05/03/2019**	$697,050	$174,263	2,400		2020	10 SF	
.36Mi.	**3087 FLORATON RD**	**08/21/2020**	$321,000	$80,250	1,464	//2	1987	1 SF	
.36Mi.	**2955 FLORATON RD**	**06/12/2020**	$315,400	$78,850	1,314	//1	1930	3 SF	
.36Mi.	**1762 MURRAY KITTRELL RD**	**06/02/2009**	$335,300	$83,825	1,504	//2	1993	27 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	44.8 years old	Households:	1,417
Median Household Income:	$68,438	Households w/Family:	68%
Household Income Per Capita:	$31,319	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

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
5.22Mi.	**Whitworth-Buchanan Middle School** Number of Students: 755 Student-Teacher Ratio: NA	C-	Public	6 - 8
2.13Mi.	**Kittrell Elementary School** Number of Students: 345 Student-Teacher Ratio: NA	C+	Public	PK - 5
9.15Mi.	**Riverdale High School** Number of Students: 2,275 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

OrderID: 98655668

Flood Report

The Subject Property of **2100 MURRAY KITTRELL RD, READYVILLE, TN 37149-4644** 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	58%	NOTABLY LOWER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	21%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	93%	SIMILAR
OVERALL	101%	SIMILAR

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.