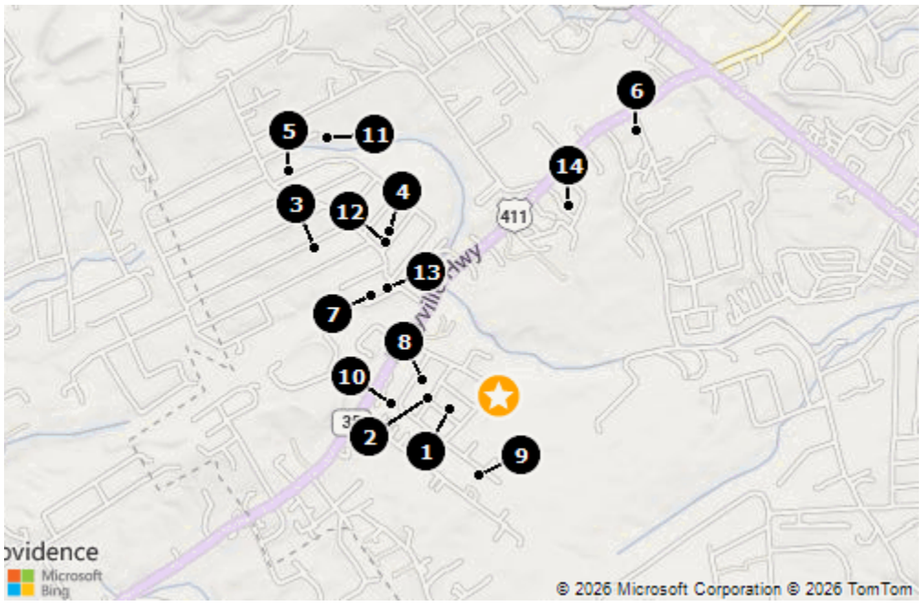
ICE SiteX Report

OrderID: 97537167

SiteX Property Information Report



Subject Property Location

230 SHENANDOAH DR, SEYMOUR, TN 37865-5823

County:	**SEVIER TN**	Census Tract:	471550803.003003
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	057H A 02200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$264,600 - $323,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	78A00
Assd Land Value:	$5,625	Market Land Value:	$22,500	Tax Year:	2025
Assd Improvement:	$25,175	Market Improvment Value:	$100,700	Total Taxable Value:	$456
Total Assessed Value:	$30,800	Total Assessor Market Value:	$123,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 District: 09 Subdivision: SHENANDOAH EST Map Ref: 057G
Abbreviated Description: DISTRICT: 09, COUNTY AREA: C01

Property Characteristics

Lot Size:	14,691 SF	Bedrooms:		Pool:	
Building Area:	1150 SF	Baths:	1	Fireplace:	
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	$235,290
Document #:	23035359 BK-PG 6066-149	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/13/2022	Sales Price:	N/A
Document #:	22017078 BK-PG 4767-331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$230,000
Document #:	22015158 BK-PG 6066-146	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2022		
Document Type:			
Legal Description:			

Lot: 23 District: 9 Subdivision: SHENANDOAH ESTATES SUBDIVISION Map Ref: MB 14 PG 63

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	$230,000
Document #:	BK-PG 6066 -146	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 23 District: 09 Subdivision: SHENANDOAH EST Map Ref: 057G
Abbreviated Description: DISTRICT: 09, COUNTY AREA: C01

Prior Transfer

Recording Date:	08/09/2016	Sales Price:	N/A
Document #:	16035945 BK-PG 4767-329	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/22/2016		
Document Type:			

Legal Description:
Lot: 23 Subdivision: SHENANDOAH EST

Mortgage Record

Recording Date:	08/08/2016	Loan Amount:	N/A
Document #:	16035946 BK-PG 4767-331	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/19/2011	Sales Price:	$115,500
Document #:	11028006 BK-PG 2831-730	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/29/2011	Loan Amount:	N/A
Document #:	BK-PG 3755-20	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/31/2007	Sales Price:	$115,500
Document #:	07033626 BK-PG 2831-730	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/31/2007	Loan Amount:	N/A
Document #:	BK-PG 2831-730	Loan Type:	
TD Due Date:	05/30/2037	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/30/2007	Sales Price:	$116,000
Document #:	BK-PG 2831-728	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 23 Subdivision: SHENANDOAH EST

Prior Transfer

Recording Date:	01/22/2007	Sales Price:	N/A
Document #:	07003677 BK-PG 1819-121	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/20/2003	Loan Amount:	N/A
Document #:	BK-PG 1819-121	Loan Type:	
TD Due Date:	09/30/2013	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/14/1995	Sales Price:	$60,900
Document #:	BK-PG D539-119	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Subdivision: SHENANDOAH EST

Prior Transfer

Recording Date:	11/25/1994	Sales Price:	$40,000
Document #:	BK-PG D533-473	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Subdivision: SHENANDOAH EST

Prior Transfer

Recording Date:	10/06/1994	Sales Price:	N/A
Document #:	BK-PG D530-107	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Subdivision: SHENANDOAH EST

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Area Sales Analysis

Total Area Sales	$4,668,229	Median # of Bedrooms	
Median Lot Size	15,000 SF	Median # of Baths	2
Median Living Area	1,296 SF	Median Year Built	1975
Price Range - 2 Yrs	$186,000 to $439,000	Age Range	20 years to 60 years
Median Value	$342,500	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**212 VIRGINIA DR** **SEYMOUR, TN 37865-5838**	05/06/2026	$335,000	$305	1098	//2	1975	13,668 SF	
		APN: 057H C 01800 Document #: 26016852 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 112 District: 9TH Subdivision: SHENANDOAH ESTATES MapRef: MB 14 PG 63 Abbreviated Description: Lot:112 District:9TH Subdivision:SHENANDOAH ESTATES Map Ref:MB 14 PG 63								
2	.2Mi.	**624 SCENIC HILL DR** **SEYMOUR, TN 37865-5834**	05/01/2026	$295,000	$280	1050	//1	1974	15,000 SF	
		APN: 057H B 00700 Document #: 26016509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 District: 9TH Subdivision: SHENANDOAH ESTATES MapRef: MB 14 PG 63 Abbreviated Description: Lot:89 District:9TH Subdivision:SHENANDOAH ESTATES Map Ref:MB 14 PG 63								
3	.62Mi.	**521 DEVON ST** **SEYMOUR, TN 37865-5618**	02/03/2026	$425,000	$259	1635	//2	1997	20,000 SF	
		APN: 056D F 01600 Document #: 26003546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 180 Section: A District: 9 Subdivision: CHEROKEE HILLS MapRef: MB 21 PG 23 Abbreviated Description: Lot:180 Section:A District:9 Subdivision:CHEROKEE HILLS Map Ref:MB 21 PG 23City/Muni/Twp:CITY OF SEYMOUR City/Muni/Twp: CITY OF SEYMOUR								
4	.52Mi.	**420 FIRST ST** **SEYMOUR, TN 37865-5720**	01/20/2026	$350,000	$272	1284	//1.5	1977	15,000 SF	
		APN: 057A A 02400 Document #: 26002238 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 99 Section: B District: 9 Subdivision: CHEROKEE HILLS SUBDIVISION MapRef: MB 14 PG 21 Abbreviated Description: Lot:99 Section:B District:9 Subdivision:CHEROKEE HILLS SUBDIVISION Map Ref:MB 14 PG 21								
5	.81Mi.	**534 TENNESSEE CIR** **SEYMOUR, TN 37865-5715**	01/15/2026	$367,729	$228	1608	//2	2006	15,000 SF	
		APN: 045P B 03900 Document #: 26001933 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 32 District: 9 Subdivision: CHEROKEE HILLS SUBDIVISION MapRef: MB 14 PG 21 Abbreviated Description: Lot:32 District:9 Subdivision:CHEROKEE HILLS SUBDIVISION Map Ref:MB 14 PG 21								
6	.78Mi.	**107 HARRISON LN** **SEYMOUR, TN 37865-5903**	12/01/2025	$186,000	$126	1472	//2.5	1966	40,075 SF	
		APN: 045 15600 Document #: 25033969 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: AILEY-ADAMS PROPERTY MapRef: MB 48 PG 372 Abbreviated Description: Lot:2 Subdivision:AILEY-ADAMS PROPERTY Map Ref:MB 48 PG 372								
7	.72Mi.	**516 KECK ST** **SEYMOUR, TN 37865-5612**	11/21/2025	$351,000	$208	1682	//2	1993	20,000 SF	
		APN: 056D D 01800 Document #: 25033095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Section: A District: 9 Subdivision: CHEROKEE HILLS SUBDIVISION Tract No: 2 MapRef: MB 20 PG 115 Abbreviated Description: Lot:119 Section:A District:9 Subdivision:CHEROKEE HILLS SUBDIVISION Tract No:2 Map Ref:MB 20 PG 115City/Muni/Twp:CITY OF SEYMOUR City/Muni/Twp: CITY OF SEYMOUR								
8	.21Mi.	**116 BLUE RIDGE LN** **SEYMOUR, TN 37865-5828**	11/21/2025	$230,000	$222	1032	//1	1972	15,000 SF	
		APN: 057H B 01500 Document #: 25033199 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 District: 9 Subdivision: SHENANDOAH ESTATES SUBDIVISION MapRef: MB 14 PG 63 Abbreviated Description: Lot:81 District:9 Subdivision:SHENANDOAH ESTATES SUBDIVISION Map Ref:MB 14 PG 63								
9	.22Mi.	**325 BLUE RIDGE LN** **SEYMOUR, TN 37865-5833**	10/29/2025	$274,000	$260	1050	//1	1974	15,000 SF	
		APN: 057H A 05200 Document #: 25030578 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 District: 9 Subdivision: SHENANDOAH ESTATES SUBDIVISION MapRef: MB 14 PG 63 Abbreviated Description: Lot:53 District:9 Subdivision:SHENANDOAH ESTATES SUBDIVISION Map Ref:MB 14 PG 63								
10	.29Mi.	**133 BLUE RIDGE LN** **SEYMOUR, TN 37865-5831**	10/08/2025	$374,000	$340	1098	//1	1975	18,232 SF	
		APN: 057H A 06800 Document #: 25028357 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69 Subdivision: SHENANDOAH ESTATES MapRef: MB 14 PG 63 Abbreviated Description: Lot:69 Subdivision:SHENANDOAH ESTATES Map Ref:MB 14 PG 63								
11	.81Mi.	**401 BURNS LN** **SEYMOUR, TN 37865-5701**	10/02/2025	$325,000	$250	1296	//2	1987	SF	
		APN: 045P B 02900 Document #: 25027587 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Section: B District: 9TH Subdivision: CHEROKEE HILLS SUBDIVISION MapRef: MB 14 PG 21 Abbreviated Description: Lot:20 Section:B District:9TH Subdivision:CHEROKEE HILLS SUBDIVISION Map Ref:MB 14 PG 21								
12	.5Mi.	**426 FIRST ST** **SEYMOUR, TN 37865-5720**	09/16/2025	$317,500	$244	1296	//2	1974	19,500 SF	
		APN: 057A A 02600 Document #: 25025955 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Block: B District: 9TH Subdivision: CHEROKEE HILLS SUBDIVISION MapRef: MB 14 PG 21 Abbreviated Description: Lot:98 Block:B District:9TH Subdivision:CHEROKEE HILLS SUBDIVISION Map Ref:MB 14 PG 21								

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13	.41Mi.	**506 OAK ST** **SEYMOUR, TN 37865-5628**	07/25/2025	$399,000	$301	1323	//2	1979	22,950 SF

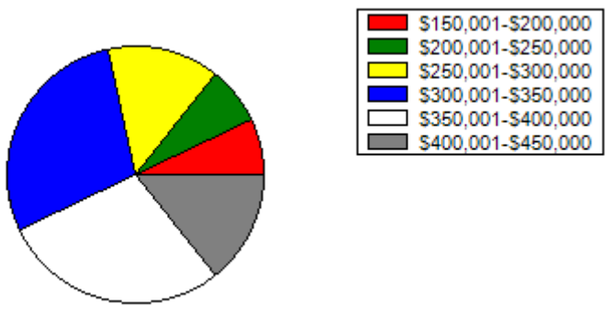
APN: 056D G 04800 Document #: 25020084
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 260 Section: A District: 9TH Subdivision: CHEROKEE HILLS SUBDIVISION MapRef: MB 21 PG 175 Abbreviated Description: Lot:260 Section:A District:9TH Subdivision:CHEROKEE HILLS SUBDIVISION Map Ref:MB 21 PG 175City/Muni/Twp:TOWN OF SEYMOUR City/Muni/Twp: TOWN OF SEYMOUR

14	.54Mi.	**149 COLONIAL CIR** **SEYMOUR, TN 37865-5905**	06/25/2025	$439,000	$213	2052	//3	1969	SF

APN: 045O A 00700 Document #: 25016125
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 District: 9TH Subdivision: COLONIAL ACRES SUBDIVISION MapRef: MB 9 PG 79 Abbreviated Description: Lot:13 District:9TH Subdivision:COLONIAL ACRES SUBDIVISION Map Ref:MB 9 PG 79

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**230 SHENANDOAH DR**	**03/31/2022**	$123,200	$30,800	1,150	//1	1976	14,691 SF	
.02Mi.	**234 SHENANDOAH DR**	**08/31/2001**	$139,100	$34,775	1,098	//2	1975	15,000 SF	
.02Mi.	**226 SHENANDOAH DR**	**09/27/2019**	$161,200	$40,300	1,581	//1.5	1975	20,909 SF	
.04Mi.	**224 SHENANDOAH DR**	**05/02/2019**	$127,200	$31,800	1,150	//1.5	1976	22,344 SF	
.04Mi.	**236 SHENANDOAH DR**	**09/27/2017**	$142,400	$35,600	1,098	//1	1975	14,800 SF	
.04Mi.	**229 SHENANDOAH DR**	**08/22/2023**	$126,000	$31,500	1,008	//2	1976	21,090 SF	
.05Mi.	**222 SHENANDOAH DR**	**06/28/1977**	$119,000	$29,750	1,050	//1	1977	14,694 SF	
.06Mi.	**240 SHENANDOAH DR**	**06/16/2010**	$117,300	$29,325	1,050	//1	1974	14,800 SF	
.06Mi.	**235 SHENANDOAH DR**	**09/04/1997**	$135,000	$33,750	1,098	//1	1974	13,568 SF	
.07Mi.	**218 SHENANDOAH DR**	**11/20/2002**	$108,000	$27,000	1,296	//1	1976	14,985 SF	
.08Mi.	**214 SHARON DR**	**01/19/1990**	$128,000	$32,000	1,104	//1.5	1979	15,795 SF	
.08Mi.	**244 SHENANDOAH DR**	**05/22/1990**	$119,100	$29,775	1,050	//1.5	1975	14,800 SF	
.08Mi.	**502 WILDCAT LN**	**08/28/1979**	$174,100	$43,525	1,538	//2	1979		
.08Mi.	**217 SHENANDOAH DR**	**12/16/2016**	$127,700	$31,925	1,450	//1.5	1978	19,926 SF	
.08Mi.	**503 WILDCAT LN**	**12/04/1979**	$164,500	$41,125	1,506	//2	1979		
.09Mi.	**246 SHENANDOAH DR**	**03/24/1975**	$127,400	$31,850	1,350	//1.5	1975	14,900 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	42.9 years old	Households:	9,624
Median Household Income:	$81,084	Households w/Family:	76%
Household Income Per Capita:	$40,662	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Sevier County School District	Students:	14,408
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.47Mi.	**Wearwood Elementary School**	B-	Public	PK - 6

Number of Students: 187
Student-Teacher Ratio: NA

10.88Mi.	**Pigeon Forge Junior High School**	C-	Public	7 - 9

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Number of Students: 495 Student-Teacher Ratio: NA				
7.03Mi.	**Gary Hardin Academy** Number of Students: 74 Student-Teacher Ratio: NA	D+	Public	6 - 12
10.74Mi.	**Pigeon Forge High School** Number of Students: 448 Student-Teacher Ratio: NA Advanced Placement: Yes	B-	Public	10 - 12
25.63Mi.	**Jones Cove Elementary School** Number of Students: 102 Student-Teacher Ratio: NA	B-	Public	PK - 6
2.18Mi.	**Seymour Junior High School** Number of Students: 713 Student-Teacher Ratio: NA	B	Public	7 - 9
7.44Mi.	**Boyds Creek Elementary School** Number of Students: 480 Student-Teacher Ratio: NA	B-	Public	PK - 6
21.55Mi.	**Pittman Center Elementary School** Number of Students: 319 Student-Teacher Ratio: NA	C	Public	PK - 6
11.26Mi.	**Catlettsburg Elementary School** Number of Students: 646 Student-Teacher Ratio: NA	C+	Public	PK - 6
10.68Mi.	**Northview Intermediate School** Number of Students: 430 Student-Teacher Ratio: NA	D	Public	4 - 6
12.01Mi.	**Northview Senior Academy** Number of Students: 586 Student-Teacher Ratio: NA	C	Public	10 - 12
18.32Mi.	**New Center Elementary School** Number of Students: 616 Student-Teacher Ratio: NA	B+	Public	PK - 6
2.00Mi.	**Seymour Primary School** Number of Students: 697 Student-Teacher Ratio: NA	B-	Public	PK - 3
17.89Mi.	**Catons Chapel Elementary School** Number of Students: 290 Student-Teacher Ratio: NA	B	Public	PK - 6
13.37Mi.	**Sevier County High School** Number of Students: 950 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	10 - 12
12.60Mi.	**Sevierville Primary School** Number of Students: 459 Student-Teacher Ratio: NA	NA	Public	PK - 1
19.80Mi.	**Gatlinburg Pittman High School** Number of Students: 409 Student-Teacher Ratio: NA Advanced Placement: Yes	A	Public	10 - 12
10.77Mi.	**Northview Primary School** Number of Students: 684 Student-Teacher Ratio: NA	B-	Public	PK - 3
2.16Mi.	**Seymour High School** Number of Students: 693 Student-Teacher Ratio: NA Advanced Placement: Yes	C+	Public	10 - 12
17.50Mi.	**Pi Beta Phi Elementary School** Number of Students: 315 Student-Teacher Ratio: NA	B+	Public	PK - 6
11.71Mi.	**Sevierville Intermediate School** Number of Students: 674 Student-Teacher Ratio: NA	C	Public	4 - 6
9.00Mi.	**Pigeon Forge Primary School** Number of Students: 532 Student-Teacher Ratio: NA	D	Public	PK - 3
2.11Mi.	**Seymour Intermediate School** Number of Students: 531 Student-Teacher Ratio: NA	B+	Public	4 - 6

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	80%	LOWER
OVERALL	60%	NOTABLY LOWER

Disaster Alerts

9/26/2024 - Tropical Storm Helene 4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

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