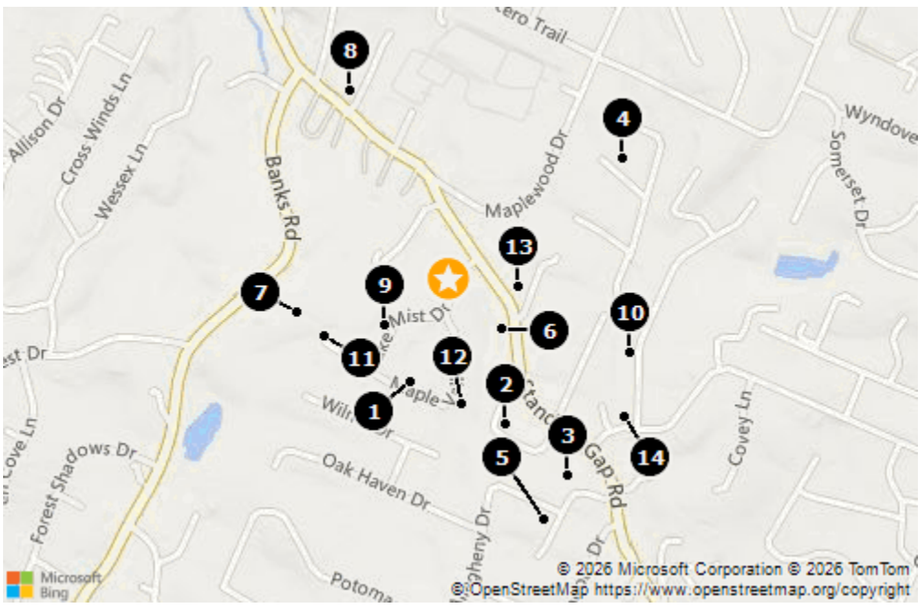
ICE SiteX Report

OrderID: 98312999

SiteX Property Information Report



Subject Property Location

2341 LAKE MIST DR, CHATTANOOGA, TN 37421-1393

County:	**HAMILTON TN**	Census Tract:	470650113.241000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	150P H 004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$396,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$364,320 - $427,680	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$271,400	Total Taxable Value:	$1,294
Total Assessed Value:	$85,350	Total Assessor Market Value:	$341,400	Delinquent Year:	
				Tax Account ID:	0000162876
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 District: 2 Subdivision: LAKES OF STANDIFER U Legal Unit: 2 Map Ref: MB 88 PG 95
Abbreviated Description: LT 24 LAKES OF STANDIFER UNIT 2 PB88 PG95 OUT OF 150-158 FOR 2008
City/Muni/Twp: COUNTY SOUTH

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:		Pool:	
Building Area:	1451 SF	Baths:	2	Fireplace:	
Year Built:	2008	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2022	Sales Price:	N/A
Document #:	2022081800235 BK-PG 10533-209	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/04/2022	Sales Price:	$340,000
Document #:	2022080400031 BK-PG 13049-92	Type of Sale:	Full Amount on Deed
Contract Date:	08/02/2022		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAKES OF STANDIFER Legal Unit: 2 Map Ref: MB 88 PG 95

Prior Transfer

Recording Date:	08/02/2022	Sales Price:	$340,000
Document #:	BK-PG 13049 -92	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 District: 2 Subdivision: LAKES OF STANDIFER U Legal Unit: 2 Map Ref: MB 88 PG 95
Abbreviated Description: LT 24 LAKES OF STANDIFER UNIT 2 PB88 PG95 OUT OF 150-158 FOR 2008
City/Muni/Twp: COUNTY SOUTH

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Prior Transfer

Recording Date:	01/28/2020	Sales Price:	N/A
Document #:	2020012800192 BK-PG 11891-844	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/27/2020		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAKE OF STANDIFER Legal Unit: 2 Map Ref: MB 88 PG 95
City/Muni/Twp: CHATTANOOGA

Prior Transfer

Recording Date:	12/29/2016	Sales Price:	$160,845
Document #:	2016122900127 BK-PG 10533-209	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/27/2015	Sales Price:	$176,976
Document #:	2015102700009 BK-PG 08744-001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/21/2015	Sales Price:	N/A
Document #:	2015092100022 BK-PG 08744-001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/24/2015	Sales Price:	$176,976
Document #:	2015082400158 BK-PG 08744-001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/04/2015	Loan Amount:	N/A
Document #:	2015080400010 BK-PG 10533-209	Loan Type:	FHA
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 24 Subdivision: LAKES OF STANDIFER Legal Unit: 2

Prior Transfer

Recording Date:	11/18/2011	Sales Price:	$176,976
Document #:	20111118000963 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2008	Sales Price:	N/A
Document #:	2008091200183 BK-PG 8625-907	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/05/2008	Sales Price:	N/A
Document #:	2008090500011 BK-PG 8625-907	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/21/2008	Loan Amount:	N/A
Document #:	2008082100239 BK-PG 8744-001	Loan Type:	FHA
TD Due Date:	09/01/2038	Type Finance:	

Legal Description:
Lot: 24 Subdivision: LAKES OF STANDIFER UNIT TWO

Prior Transfer

Recording Date:	08/21/2008	Sales Price:	$177,500
Document #:	2008082100238 BK-PG 8743-992	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2008		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAKES OF STANDIFER UNIT TWO Map Ref: MB88 PG95

Prior Transfer

Recording Date:	03/28/2008	Sales Price:	$32,941 Only portion of this parcel is conveyed
Document #:	2008032800196 BK-PG 8625-944	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2008		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAKES OF STANDIFER UNIT TWO Map Ref: MB88 PG95

Mortgage Record

Recording Date:	03/28/2008	Loan Amount:	N/A
Document #:	2008032800191 BK-PG 8625-907	Loan Type:	Building or Construction Loan
TD Due Date:	03/10/2009	Type Finance:	VAR

ICE SiteX Report

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Legal Description:
Lot: 24 Subdivision: LAKES OF STANDIFER UNIT TWO

Area Sales Analysis

Total Area Sales	$5,195,655	Median # of Bedrooms	
Median Lot Size	16,781 SF	Median # of Baths	2
Median Living Area	1,820 SF	Median Year Built	1993
Price Range - 2 Yrs	$245,000 to $475,000	Age Range	8 years to 63 years
Median Value	$380,750	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**8570 MAPLE VALLEY DR** **CHATTANOOGA, TN 37421-1558**	07/20/2026	$475,000	$212	2239	//2	2013	7,500 SF	
		APN: 150P J 010 Document #: 2026072000047 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 District: 2 Subdivision: LAKES OF STANDIFER Legal Unit: 4 MapRef: MB 91 PG 191 Abbreviated Description: Lot:81 District:2 Subdivision:LAKES OF STANDIFER Legal Unit:4 Map Ref:MB 91 PG 191								
2	.2Mi.	**2309 DAUGHERTY LN** **CHATTANOOGA, TN 37421-1329**	07/16/2026	$285,000	$154	1848	//3	1983	36,656 SF	
		APN: 150P D 007 Document #: 2026071600141 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 District: 2 Subdivision: TARAWOOD SUBDIVISION Legal Unit: 2 MapRef: MB 35 PG 144 Abbreviated Description: Lot:33 District:2 Subdivision:TARAWOOD SUBDIVISION Legal Unit:2 Map Ref:MB 35 PG 144								
3	.31Mi.	**2553 OAK SHADOWS DR** **CHATTANOOGA, TN 37421-2048**	06/30/2026	$375,000	$219	1708	//2	1983	92,348 SF	
		APN: 150P C 001 Document #: 2026063000310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: THE LARRY M ANGEL PROPERTY MapRef: MB 33 PG 187 Abbreviated Description: Lot:2 Subdivision:THE LARRY M ANGEL PROPERTY Map Ref:MB 33 PG 187								
4	.28Mi.	**8671 GABLE XING** **CHATTANOOGA, TN 37421-1384**	06/15/2026	$305,155	$142	2145	//3	1998	22,145 SF	
		APN: 150P E 017 Document #: 2026061500124 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: THE GABLES SUBDIVISION MapRef: MB 59 PG 349 Abbreviated Description: Lot:17 Subdivision:THE GABLES SUBDIVISION Map Ref:MB 59 PG 349								
5	.34Mi.	**2530 ALLEGHENY DR** **CHATTANOOGA, TN 37421-2032**	06/03/2026	$329,000	$218	1504	//2	1985	22,500 SF	
		APN: 150P C 044 Document #: 2026060300178 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 District: 02 Subdivision: OAK SHADOWS SUBDIVISION Legal Unit: 1 MapRef: MB 34 PG 10 Abbreviated Description: Lot:18 District:02 Subdivision:OAK SHADOWS SUBDIVISION Legal Unit:1 Map Ref:MB 34 PG 10								
6	.09Mi.	**8476 STANDIFER GAP RD** **CHATTANOOGA, TN 37421-1314**	05/27/2026	$381,500	$202	1884	//2	2018	12,118 SF	
		APN: 150P F 005 Document #: 2026052700478 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: LAKES OF STANDIFER Legal Unit: 1 MapRef: MB 88 PG 51 Abbreviated Description: Lot:15 Subdivision:LAKES OF STANDIFER Legal Unit:1 Map Ref:MB 88 PG 51								
7	.22Mi.	**3414 BANKS RD** **CHATTANOOGA, TN 37421-2028**	05/20/2026	$399,000	$226	1758	//2	1989	313,633 SF	
		APN: 150 148 Document #: 2026052000251 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 02 Abbreviated Description: District:02								
8	.28Mi.	**2607 HOPE VALLEY TRL** **CHATTANOOGA, TN 37421-5055**	04/15/2026	$245,000	$245	1000	//1	1963	22,658 SF	
		APN: 150I A 005 Document #: 2026041500059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 02 Subdivision: FRED SPAHN SUBDIVISION MapRef: MB 64 PG 212 Abbreviated Description: Lot:1 District:02 Subdivision:FRED SPAHN SUBDIVISION Map Ref:MB 64 PG 212								
9	.1Mi.	**2261 LAKE MIST DR** **CHATTANOOGA, TN 37421-1395**	04/02/2026	$400,000	$198	2020	//2	2010	7,249 SF	
		APN: 150P H 012 Document #: 2026040200208 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 District: 02 Subdivision: LAKES OF STANDIFER Legal Unit: 3 MapRef: MB 90 PG 140 Abbreviated Description: Lot:32 District:02 Subdivision:LAKES OF STANDIFER Legal Unit:3 Map Ref:MB 90 PG 140								
10	.25Mi.	**2415 WOODTHRUSH DR** **CHATTANOOGA, TN 37421-1337**	03/23/2026	$380,000	$174	2181	//2	1986	15,840 SF	
		APN: 150O A 042 Document #: 2026032300246 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 District: 02 Subdivision: QUAIL RUN SUBDIVISION MapRef: MB 34 PG 52 Abbreviated Description: Lot:9 District:02 Subdivision:QUAIL RUN SUBDIVISION Map Ref:MB 34 PG 52								
11	.18Mi.	**8672 MAPLE VALLEY DR** **CHATTANOOGA, TN 37421-1396**	02/06/2026	$430,000	$202	2125	//2	2017	7,049 SF	
		APN: 150P H 021 Document #: 2026020600051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 District: 02 Subdivision: LAKES OF STANDIFER Legal Unit: 3 MapRef: MB 90 PG 140 Abbreviated Description: Lot:41 District:02 Subdivision:LAKES OF STANDIFER Legal Unit:3 Map Ref:MB 90 PG 140								
12	.18Mi.	**8507 MAPLE VALLEY DR** **CHATTANOOGA, TN 37421-1559**	01/14/2026	$409,000	$228	1792	//2	2010	10,333 SF	
		APN: 150P F 024 Document #: 2026011400166 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

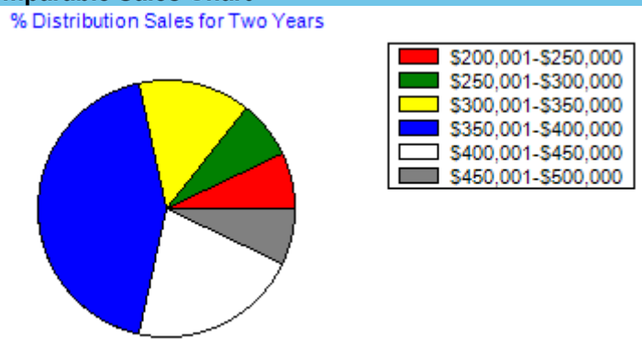
OrderID: 98312999

Legal: Lot: 60 Subdivision: LAKES OF STANDIFER Legal Unit: 4 MapRef: MB 91 PG 191 Abbreviated Description: Lot:60 Subdivision:LAKES OF STANDIFER Legal Unit:4 Map Ref:MB 91 PG 191

13 .1Mi. **8453 STANDIFER GAP RD** 12/23/2025 $360,000 $228 1578 //2 2008 14,664 SF
CHATTANOOGA, TN 37421-1315
APN: 150P G 001 Document #: 2025122300080
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 District: 02 Subdivision: LAKES OF STANDIFER UNIT ONE MapRef: MB 88 PG 51 Abbreviated Description: Lot:6 District:02 Subdivision:LAKES OF STANDIFER UNIT ONE Map Ref:MB 88 PG 51

14 .3Mi. **8715 QUAIL RUN DR** 11/18/2025 $422,000 $279 1512 //2 1986 17,721 SF
CHATTANOOGA, TN 37421-1346
APN: 150O A 047 Document #: 2025111800233
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 District: 02 Subdivision: QUAIL RUN SUBDIVISION Legal Unit: 1 MapRef: MB 34 PG 52 Abbreviated Description: Lot:4 District:02 Subdivision:QUAIL RUN SUBDIVISION Legal Unit:1 Map Ref:MB 34 PG 52

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.	**2341 LAKE MIST DR**	**08/02/2022**	$341,400	$85,350	1,451	//2	2008	7,500 SF	
.01Mi.	**2355 LAKE MIST DR**	**07/31/2008**	$365,000	$91,250	1,666	//2	2008	7,500 SF	
.01Mi.	**2333 LAKE MIST DR**	**07/30/2021**	$379,900	$94,975	2,199	//2	2008	7,500 SF	
.02Mi.	**2317 LAKE MIST DR**	**05/21/2025**	$402,200	$100,550	2,012	//2	2018	7,500 SF	
.02Mi.	**2367 LAKE MIST DR**	**01/24/2025**	$352,200	$88,050	1,526	//2	2008	6,919 SF	
.03Mi.	**2366 LAKE MIST DR**	**10/25/2013**	$387,200	$96,800	1,545	//2	2008	13,524 SF	
.04Mi.	**8405 MAPLE VALLEY DR**	**07/19/2024**	$388,700	$97,175	2,090	//2	2012	25,294 SF	
.04Mi.	**8428 STANDIFER GAP RD**	**11/04/2021**	$378,600	$94,650	1,740	//2	2018	11,136 SF	
.04Mi.	**2299 LAKE MIST DR**	**07/22/2022**	$371,400	$92,850	1,922	//2	2018	20,950 SF	
.04Mi.	**2379 LAKE MIST DR**	**06/29/2018**	$332,600	$83,150	1,484	//2	2008	6,891 SF	
.05Mi.	**8436 STANDIFER GAP RD**	**03/17/2021**	$460,900	$115,225	1,667	//3	2008	11,136 SF	
.05Mi.	**8413 MAPLE VALLEY DR**	**04/14/2011**	$394,800	$98,700	1,744	//2	2011	8,144 SF	
.06Mi.	**8444 STANDIFER GAP RD**	**09/14/2023**	$383,900	$95,975	1,679	//2	2018	11,729 SF	
.06Mi.	**8410 MAPLE VALLEY DR**	**04/05/2012**	$373,500	$93,375	1,954	//3	2008	6,131 SF	
.06Mi.	**8411 STANDIFER GAP RD**	**03/10/2023**	$354,700	$88,675	1,764	//2	2023	36,000 SF	
.06Mi.	**2283 LAKE MIST DR**	**08/04/2020**	$393,500	$98,375	1,899	//2	2008	13,969 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	42.9 years old	Households:	23,735
Median Household Income:	$85,022	Households w/Family:	63%
Household Income Per Capita:	$44,183	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Hamilton County School District	Students:	45,981
Number of Schools:	82	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.96Mi.	**Ooltewah High School**	C+	Public	9 - 12

Number of Students: 1,233
Student-Teacher Ratio: NA
Advanced Placement: Yes

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4.09Mi. **Hamilton County Virtual School** Number of Students: 254 Student-Teacher Ratio: NA		C-	Public	KG - 12
3.22Mi. **Ooltewah Middle School** Number of Students: 547 Student-Teacher Ratio: NA		B-	Public	6 - 8
14.22Mi. **Sequoyah High School** Number of Students: 235 Student-Teacher Ratio: NA Advanced Placement: Yes		C-	Public	9 - 12
10.86Mi. **Chattanooga School for The Arts and Science Upper School** Number of Students: 741 Student-Teacher Ratio: NA Advanced Placement: Yes		A	Public	6 - 12
3.22Mi. **Wolftever Creek Elementary School** Number of Students: 632 Student-Teacher Ratio: NA		B	Public	PK - 5
9.25Mi. **STEM School Chattanooga** Number of Students: 296 Student-Teacher Ratio: NA		A+	Public	9 - 12
8.80Mi. **Hamilton County Collegiate High at Chattanooga State** Number of Students: 141 Student-Teacher Ratio: NA		A+	Public	9 - 12

Flood Report

The Subject Property of **2341 LAKE MIST DR, CHATTANOOGA, TN 37421-1393** 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	110%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	81%	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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