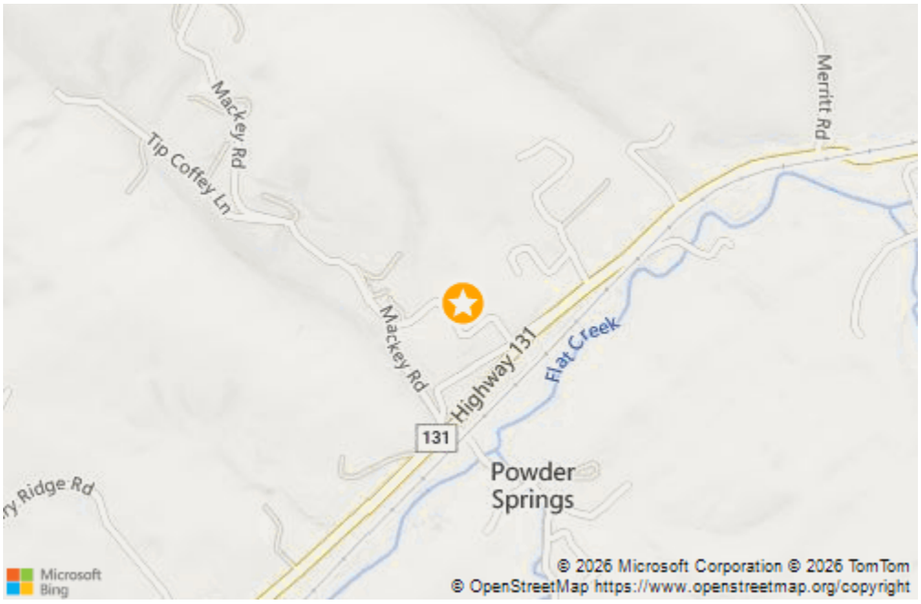
ICE SiteX Report

OrderID: 97747115

SiteX Property Information Report



Subject Property Location

244 KITTS RD, WASHBURN, TN 37888-4859

County:	**GRAINGER TN**	Census Tract:	470575001.003041
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	065 01300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$276,000**	FSD:	12	Common Confidence Score:	62
Value Range:	$242,880 - $309,120	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	29A00
Assd Land Value:	$1,950	Market Land Value:	$7,800	Tax Year:	2025
Assd Improvement:	$33,200	Market Improvment Value:	$132,800	Total Taxable Value:	$826
Total Assessed Value:	$35,150	Total Assessor Market Value:	$140,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 06 Map Ref: 065
Abbreviated Description: DISTRICT: 06 .67, COUNTY AREA: A01

Property Characteristics

Lot Size:	29,185 SF	Bedrooms:		Pool:	
Building Area:	1800 SF	Baths:	1	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:	4	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/29/2026	Loan Amount:	N/A
Document #:	26000274 BK-PG INST434-377	Loan Type:	FHA
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
District: 6

Prior Transfer

Recording Date:	03/28/2025	Sales Price:	$227,411
Document #:	25000958 BK-PG 421-899	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/15/2024	Loan Amount:	N/A
Document #:	24002943 BK-PG 426-496	Loan Type:	FHA
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/14/2024	Sales Price:	$240,000
Document #:	24000606 BK-PG 421-896	Type of Sale:	Full Amount on Deed
Contract Date:	03/13/2024		

ICE SiteX Report

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Document Type:
Legal Description:
District: 6

Prior Transfer

Recording Date:	03/13/2024	Sales Price:	$240,000
Document #:	BK-PG 421 -896	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 06 Map Ref: 065
Abbreviated Description: DISTRICT: 06 .67, COUNTY AREA: A01

Prior Transfer

Recording Date:	06/28/2019	Sales Price:	N/A
Document #:	19005324 BK-PG 272-1833	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2012	Sales Price:	$75,869
Document #:	12020153 BK-PG IN272-1833	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/21/2006	Loan Amount:	N/A
Document #:	06184742 BK-PG IN272-1833	Loan Type:	New Conventional
TD Due Date:	03/01/2036	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	$22,500
Document #:	BK-PG IN271-537	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/23/2001	Sales Price:	$4,000
Document #:	BK-PG 226-1623	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/1997	Sales Price:	$43,900
Document #:	BK-PG 199-1749	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/31/1996	Sales Price:	$11,500
Document #:	BK-PG 196-1776	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/1996	Sales Price:	$5,400
Document #:	BK-PG 193-1081	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

No Comparable Sales Found

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.

ICE SiteX Report

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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.	**244 KITTS RD**	**03/13/2024**	$140,600	$35,150	1,800	//1	2013	29,185 SF	
.06Mi.	**195 KITTS RD**		$26,000	$6,500	924		1996	18,731 SF	
.07Mi.	**PHIPPS DR**	**09/04/1999**	$87,400	$21,850	1,296	//2	1999	1 SF	
.09Mi.	**373 KITTS RD**	**02/21/2023**	$170,800	$42,700	2,310	//2	2023	1 SF	
.11Mi.	**159 PHIPPS DR**	**12/06/2007**	$19,300	$4,825	798		1985	21,780 SF	
.19Mi.	**135 WOOD LN**		$22,900	$5,725	1,152		1998		
.19Mi.	**153 WOOD LN**		$24,700	$6,175	1,216		1999		
.19Mi.	**300 MACKEY RD**	**08/28/2012**	$66,300	$16,575	1,056	//2	1993	14 SF	
.26Mi.	**407 MACKEY RD**	**12/18/2017**	$51,300	$12,825	896		1994	1 SF	
.27Mi.	**203 DALE RD**		$121,000	$30,250	2,128	//2	2000	21,780 SF	
.29Mi.	**390 MACKEY RD**		$110,100	$27,525	1,736	//2	2012		
.3Mi.	**224 DALE RD**	**01/19/2012**	$148,700	$37,175	1,800	//2	2011	8 SF	
.31Mi.	**12640 HIGHWAY 131**	**04/21/2023**	$64,600	$16,150	1,456		2006	3 SF	
.34Mi.	**12676 HIGHWAY 131**		$64,200	$16,050	1,539		2021		
.39Mi.	**12734 HIGHWAY 131**	**04/21/2023**	$61,900	$15,475	826		2000	12 SF	
.42Mi.	**116 ZACHARY RIDGE RD**	**09/25/2018**	$165,400	$41,350	2,280	//2	2014	12 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	48.6 years old	Households:	1,149
Median Household Income:	$46,485	Households w/Family:	65%
Household Income Per Capita:	$22,069	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Grainger County School District	Students:	2,975
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.10Mi.	**Washburn School** Number of Students: 477 Student-Teacher Ratio: NA	C+	Public	PK - 12
8.39Mi.	**Grainger County Adult High School** Number of Students: 10 Student-Teacher Ratio: NA	NA	Public	9 - 12
7.58Mi.	**Grainger Academy** Number of Students: 6 Student-Teacher Ratio: NA	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	62%	NOTABLY LOWER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

9/26/2024 - Tropical Storm Helene 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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