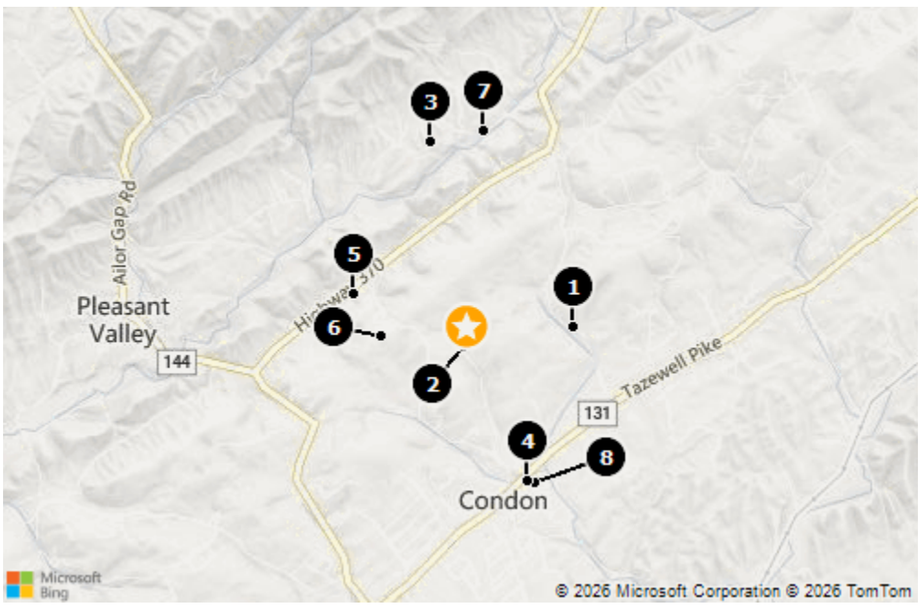
ICE SiteX Report

OrderID: 98012264

SiteX Property Information Report



Subject Property Location

244 SALLINGS RD, LUTTRELL, TN 37779-2120

County:	**UNION TN**	Census Tract:	471730401.013042
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	078 08602	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	45	Common Confidence Score:	14
Value Range:	$168,300 - $443,700	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	87A03
Assd Land Value:	$10,025	Market Land Value:	$40,100	Tax Year:	2025
Assd Improvement:	$29,325	Market Improvment Value:	$117,300	Total Taxable Value:	$748
Total Assessed Value:	$39,350	Total Assessor Market Value:	$157,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: C District: 07 Map Ref: 078
Abbreviated Description: DISTRICT: 02, COUNTY AREA: K09

Property Characteristics

Lot Size:	7.000 AC	Bedrooms:		Pool:	
Building Area:	1704 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:	No	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/20/2026	Sales Price:	$132,961
Document #:	26000146 BK-PG TD356-213	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/17/2021	Sales Price:	N/A
Document #:	21003922 BK-PG TD264-216	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/03/2021	Loan Amount:	N/A
Document #:	21003743 BK-PG TD356-213	Loan Type:	New Conventional
TD Due Date:	11/01/2051	Type Finance:	
Legal Description:			

District: 2 Subdivision: HAROLD DAVID MCDANIEL PROPERTY Tract No: II

Mortgage Record

Recording Date:	08/25/2017	Loan Amount:	N/A
Document #:	17002189 BK-PG TD264-216	Loan Type:	VA
TD Due Date:	09/01/2047	Type Finance:	

ICE SiteX Report

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Legal Description:
Tract No: II

Prior Transfer

Recording Date:	08/25/2017	Sales Price:	$135,000
Document #:	17002188 BK-PG Z8-659	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/2017		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2017	Sales Price:	$135,000
Document #:	BK-PG Z-8 -659	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: C District: 07 Map Ref: 078
Abbreviated Description: DISTRICT: 02, COUNTY AREA: K09

Prior Transfer

Recording Date:	03/18/2015	Sales Price:	$88,000
Document #:	15000592 BK-PG TD86-90	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/06/2015	Loan Amount:	N/A
Document #:	15000500 BK-PG 222-21	Loan Type:	New Conventional
TD Due Date:	03/01/2030	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/21/2009	Sales Price:	$88,000
Document #:	09001419 BK-PG 86-90	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/02/2006	Loan Amount:	N/A
Document #:	06008672 BK-PG TD86-90	Loan Type:	New Conventional
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/19/2004	Sales Price:	$110,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,971,900	Median # of Bedrooms	
Median Lot Size	50,094 SF	Median # of Baths	1.25
Median Living Area	1,208 SF	Median Year Built	1997
Price Range - 2 Yrs	$175,000 to $305,000	Age Range	2 years to 86 years
Median Value	$246,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**417 WOLFE RD** **LUTTRELL, TN 37779-2129**	06/29/2026	$175,000	$195	893	//1	1950	45,303 SF	
		APN: 078 10001 Document #: 26001989 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 2ND Abbreviated Description: District:2ND								
2	.09Mi.	**232 SALLINGS RD** **LUTTRELL, TN 37779-2120**	06/26/2026	$215,000	$167	1284	//1	1940	128,938 SF	
		APN: 078 08904 Document #: 26001956 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.98Mi.	**517 BULL RUN RD** **LUTTRELL, TN 37779-2309**	02/24/2026	$225,000	$180	1248	//1.5	1986	54,886 SF	
		APN: 072 02001 Document #: 26000551 Document Type: Price Code: F Land Use: Single Family Residential Legal: District: 2 MapRef: CAB C SL 179A Abbreviated Description: District:2 Map Ref:CAB C SL 179A								
4	.85Mi.	**101 PATRIOT LN** **LUTTRELL, TN 37779-3000**	12/30/2025	$305,000	$239	1272	//1	2023	11,761 SF	
		APN: 078K B 01200 Document #: 25003611 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 District: 2ND Subdivision: PLAINVIEW ACRES SUBDIVISION MapRef: CAB G SL 44 Abbreviated Description: Lot:12 District:2ND Subdivision:PLAINVIEW ACRES SUBDIVISION Map Ref:CAB G SL 44								
5	.61Mi.	**244 HIGHWAY 370** **LUTTRELL, TN 37779-2312**	12/09/2025	$200,000	$234	852	//1.5	2009	85,814 SF	
		APN: 072 05403 Document #: 25003424 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 1 District: 2 Subdivision: GLEN YADON MapRef: CAB F SL 90 Abbreviated Description: Lot:1 District:2 Subdivision:GLEN YADON Map Ref:CAB F SL 90

6	.47Mi.	**477 WALLACE RD** **LUTTRELL, TN 37779-2115**	11/18/2025	$279,900	$291	960	//1	1984	61,420 SF

APN: 078 08405 Document #: 25003263
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 2 Subdivision: CHARLES H CLARK PROPERTY MapRef: CAB G SL 111 MAP B Abbreviated Description: District:2 Subdivision:CHARLES H CLARK PROPERTY Map Ref:CAB G SL 111 MAP B

7	1.04Mi.	**585 BULL RUN RD** **LUTTRELL, TN 37779-2309**	09/24/2025	$267,000	$198	1344	//2	2024	19,602 SF

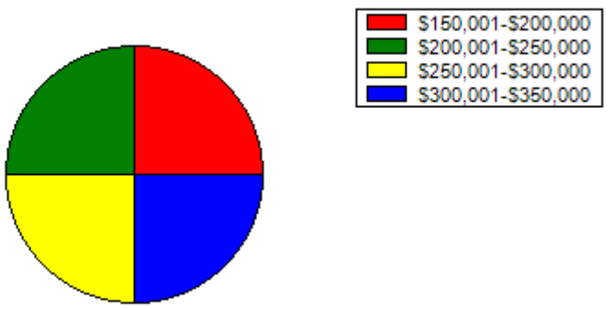
APN: 072 02700 Document #: 25002695
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 1ST Abbreviated Description: District:1ST

8	.88Mi.	**105 PATRIOT LN** **LUTTRELL, TN 37779-3000**	07/16/2025	$305,000	$261	1168	//2.25	2022	11,761 SF

APN: 078K B 01000 Document #: 25002028
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 District: 2ND Subdivision: PLAINVIEW ACRES SUBDIVISION MapRef: CAB G SL 44 MAP A Abbreviated Description: Lot:10 District:2ND Subdivision:PLAINVIEW ACRES SUBDIVISION Map Ref:CAB G SL 44 MAP A

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.	**244 SALLINGS RD**	**08/23/2017**	$157,400	$39,350	1,704	//1	1900	7 SF	
.05Mi.	**242 SALLINGS RD**	**03/06/2000**	$105,300	$26,325	1,026	//1	1962	1 SF	
.09Mi.	**232 SALLINGS RD**	**09/07/2003**	$173,000	$43,250	1,284	//1	1940	3 SF	
.15Mi.	**220 SALLINGS RD**	**09/17/2019**	$280,600	$70,150	3,180	//2.5	1975	2 SF	
.21Mi.	**211 SALLINGS RD**	**03/15/2018**	$308,900	$77,225	2,400	//2	2006	2 SF	
.23Mi.	**442 WALLACE RD**	**09/23/2017**	$161,300	$40,325	1,144	//2	1978	1 SF	
.27Mi.	**441 WALLACE RD**	**02/11/2009**	$172,500	$43,125	1,047	//1	1978	2 SF	
.29Mi.	**283 SALLINGS RD**	**08/30/2017**	$220,000	$55,000	1,392	//1.5	1980	9 SF	
.3Mi.	**287 SALLINGS RD**	**02/20/2013**	$145,600	$36,400	1,344	//1	1984	1 SF	
.31Mi.	**295 SALLINGS RD**	**01/20/2017**	$243,800	$60,950	1,354	//2	2019	1 SF	
.33Mi.	**468 WALLACE RD**	**01/22/2019**	$79,200	$19,800	1,206	//1	1900	1 SF	
.34Mi.	**370 WALLACE RD**	**09/19/2017**	$171,300	$42,825	1,344	//2	1995	2 SF	
.35Mi.	**453 WALLACE RD**	**07/13/2013**	$331,200	$82,800	1,720	//2	2018	12 SF	
.36Mi.	**467 WALLACE RD**	**04/15/2021**	$213,000	$53,250	1,488	//2	1978	1 SF	
.44Mi.	**331 WALLACE RD**	**06/25/2015**	$62,300	$15,575	1,012	//1	1920	2 SF	
.47Mi.	**150 SALLINGS RD**	**07/31/2015**	$320,500	$80,125	2,044	//2.5	2004	5 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	42.3 years old	Households:	2,328
Median Household Income:	$54,341	Households w/Family:	81%
Household Income Per Capita:	$26,934	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Union County School District	Students:	5,514
Number of Schools:	11	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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2.55Mi. **Luttrell Elementary School** Number of Students: 341 Student-Teacher Ratio: NA		C-	Public	PK - 5
3.64Mi. **H Maynard Middle School** Number of Students: 604 Student-Teacher Ratio: NA		C-	Public	6 - 8
3.30Mi. **Union County High School** Number of Students: 806 Student-Teacher Ratio: NA Advanced Placement: Yes		C-	Public	9 - 12
14.58Mi. **Tennessee Virtual Academy** Number of Students: 1,867 Student-Teacher Ratio: NA		D+	Public	KG - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	70%	NOTABLY LOWER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

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