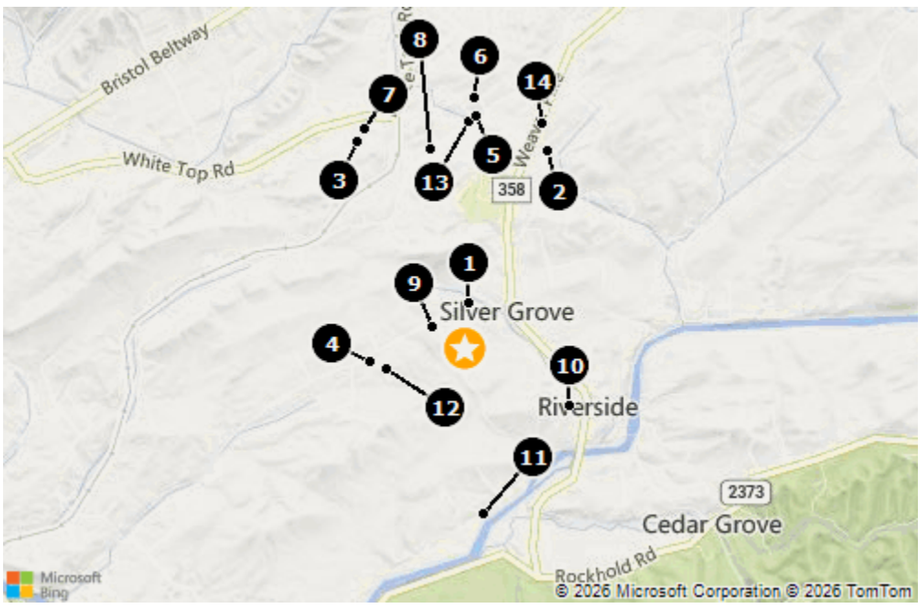
ICE SiteX Report

OrderID: 98252659

SiteX Property Information Report



Subject Property Location

289 SHARPS HOLLOW RD, BLUFF CITY, TN 37618-3107

County:	**SULLIVAN TN**	Census Tract:	471630432.012004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	083 09102	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$276,750 - $461,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82A00
Assd Land Value:	$3,850	Market Land Value:	$15,400	Tax Year:	2025
Assd Improvement:	$51,600	Market Improvment Value:	$206,400	Total Taxable Value:	$894
Total Assessed Value:	$55,450	Total Assessor Market Value:	$221,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1A District: 03 Map Ref: 083
Abbreviated Description: DISTRICT: 03 3 DEEDS TO THIS TRACT, COUNTY AREA: A20

Property Characteristics

Lot Size:	23,087 SF	Bedrooms:		Pool:	
Building Area:	1178 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/04/2019	Loan Amount:	N/A
Document #:	19020475 BK-PG 3356-2379	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Subdivision: RICK A DAVIES
City/Muni/Twp: BLUFF CITY

Prior Transfer

Recording Date:	09/20/2019	Sales Price:	N/A
Document #:	19017376 BK-PG 3129-1755	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2014	Loan Amount:	N/A
Document #:	14013697 BK-PG 3129-1755	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/19/2014	Sales Price:	$107,774
Document #:	14010344 BK-PG 3000-264	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

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Legal Description:

Mortgage Record

Recording Date:	07/05/2011	Loan Amount:	N/A
Document #:	BK-PG 3000-264	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/01/2011	Sales Price:	$104,000
Document #:	BK-PG 3000 -261	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 1A District: 03 Map Ref: 083

Abbreviated Description: DISTRICT: 03 3 DEEDS TO THIS TRACT, COUNTY AREA: A20

Prior Transfer

Recording Date:	03/11/2011	Sales Price:	$66,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/26/2010	Loan Amount:	N/A
Document #:	BK-PG 2862C-012	Loan Type:	
TD Due Date:	03/12/2025	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/27/2007	Sales Price:	$9,000
Document #:	07124521 BK-PG 2266C-245	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/20/2005	Loan Amount:	N/A
Document #:	BK-PG 2266C-245	Loan Type:	
TD Due Date:	06/07/2010	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$3,681,950	Median # of Bedrooms	
Median Lot Size	29,621 SF	Median # of Baths	2
Median Living Area	1,455 SF	Median Year Built	1964
Price Range - 2 Yrs	$110,100 to $540,000	Age Range	40 years to 131 years
Median Value	$227,500	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**1552 SILVER GROVE RD** **BLUFF CITY, TN 37618-1919**	08/03/2026	$350,000	$250	1400	//2	1952	88,427 SF	
		APN: 083 09750 Document #: 26015797 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	1.12Mi.	**141 LARKMEADOW CIR** **BLUFF CITY, TN 37618-2009**	08/03/2026	$150,000	$109	1373	//2	1973	20,038 SF	
		APN: 068N E 00100 Document #: 26015851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 21 Subdivision: LARK MEADOWS SUBDIVISION MapRef: MB 2 PG 260 Abbreviated Description: Lot:1 District:21 Subdivision:LARK MEADOWS SUBDIVISION Map Ref:MB 2 PG 260								
3	1.21Mi.	**257 WHITE TOP CIR** **BLUFF CITY, TN 37618-1630**	06/01/2026	$180,000	$121	1482	//2	1978	20,038 SF	
		APN: 068O B 01200 Document #: 26010892 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Section: 1 District: 4 Subdivision: WHITETOP ACRES MapRef: MB 14 PG 80 Abbreviated Description: Lot:12 Section:1 District:4 Subdivision:WHITETOP ACRES Map Ref:MB 14 PG 80								
4	.49Mi.	**1320 SILVER GROVE RD** **BLUFF CITY, TN 37618-1914**	05/26/2026	$462,900	$206	2238	//2.5	1965	16,988 SF	Yes
		APN: 083O A 00100 Document #: 26010528 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 16 Abbreviated Description: District:16								
5	1.22Mi.	**380 PLEASANT GROVE RD** **BLUFF CITY, TN 37618-1729**	02/27/2026	$250,000	$106	2342	//2.5	1961	31,799 SF	
		APN: 068N A 01700 Document #: 26003999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18&19 District: 4 Subdivision: SECOND HIGH OAKS ADDITION MapRef: MB 4 PG 172 Abbreviated Description: Lot:18&19 District:4 Subdivision:SECOND HIGH OAKS ADDITION Map Ref:MB 4 PG 172								
6	1.3Mi.	**241 CROCKETT ST** **BLUFF CITY, TN 37618-1720**	01/16/2026	$210,000	$190	1104	//1	1959	15,682 SF	
		APN: 068N A 00900 Document #: 26001171 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 District: 4 Subdivision: HIGH OAKS ADDITION MapRef: MB 4 PG 108 Abbreviated Description: Lot:11 District:4 Subdivision:HIGH OAKS ADDITION Map Ref:MB 4 PG 108								

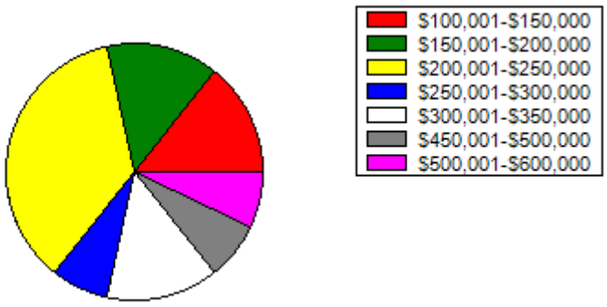
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7	1.26Mi.	**229 HILL TOP CIR** **BLUFF CITY, TN 37618-1632**	01/05/2026	$338,000	$267	1263	//2	1981	32,234 SF
	APN: 068O C 01300 Document #: 26000230 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Section: 2 District: 4 Subdivision: WHITE TOP ACRES MapRef: MB 52 PG 509 SLA-604 Abbreviated Description: Lot:13 Section:2 District:4 Subdivision:WHITE TOP ACRES Map Ref:MB 52 PG 509 SLA-604								
8	1.07Mi.	**496 PLEASANT GROVE RD** **BLUFF CITY, TN 37618-1732**	12/31/2025	$235,000	$216	1086	//1	1947	27,443 SF
	APN: 083 00925 Document #: 25024372 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 District: 4 Subdivision: ELDRETH SUBDIVISION MapRef: MB 54 PG 256 Abbreviated Description: Lot:2 District:4 Subdivision:ELDRETH SUBDIVISION Map Ref:MB 54 PG 256								
9	.17Mi.	**1476 SILVER GROVE RD** **BLUFF CITY, TN 37618-1917**	12/10/2025	$110,100	$77	1428	//1	1933	474,370 SF
	APN: 083 08300 Document #: 25023148 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 3 Subdivision: DIVISION OF MELISSA C LITTLEFORD PROP Tract No: 2 MapRef: MB P60 PG 224 Abbreviated Description: District:3 Subdivision:DIVISION OF MELISSA C LITTLEFORD PROP Tract No:2 Map Ref:MB P60 PG 224								
10	.6Mi.	**4700 WEAVER PIKE** **BLUFF CITY, TN 37618-3116**	12/10/2025	$540,000	$278	1936	//2.25	1978	527,514 SF
	APN: 083 11201 Document #: 25023088 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 3 Abbreviated Description: District:3								
11	.85Mi.	**1235 RIVERSIDE RD** **BLUFF CITY, TN 37618-3139**	12/02/2025	$177,900	$119	1492	//2	1895	51,401 SF
	APN: 098 02000 Document #: 25022540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: GORDON PETERSON MapRef: MB 59 PG 502 Abbreviated Description: Lot:1 Subdivision:GORDON PETERSON Map Ref:MB 59 PG 502								
12	.42Mi.	**241 CHRISTUS DR** **BLUFF CITY, TN 37618-1930**	11/12/2025	$220,000	$118	1864	//2	1973	19,602 SF
	APN: 083O A 01100 Document #: 25021353 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 District: 16 Subdivision: SILVER GROVE PARK ADDITION MapRef: MB 12 PG 28 Abbreviated Description: Lot:3 District:16 Subdivision:SILVER GROVE PARK ADDITION Map Ref:MB 12 PG 28								
13	1.2Mi.	**396 PLEASANT GROVE RD** **BLUFF CITY, TN 37618-1730**	09/18/2025	$253,050	$152	1656	//2	1986	16,117 SF
	APN: 068O A 04310 Document #: 25017502 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 District: 4 Subdivision: HIGH OAKS ADDITION MapRef: MB 4 PG 108 Abbreviated Description: Lot:21 District:4 Subdivision:HIGH OAKS ADDITION Map Ref:MB 4 PG 108								
14	1.24Mi.	**3999 WEAVER PIKE** **BLUFF CITY, TN 37618-2028**	09/03/2025	$205,000	$167	1225	//1	1964	32,234 SF
	APN: 068 09710 Document #: 25016399 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 21 Abbreviated Description: District:21								

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.

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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.	**289 SHARPS HOLLOW RD**	**07/01/2011**	$221,800	$55,450	1,178	//1	1954	23,087 SF	
.07Mi.	**319 SHARPS HOLLOW RD**	**04/23/2025**	$281,800	$70,450	1,550	//2	1996	19,166 SF	
.08Mi.	**310 BUCHANAN DR**	**04/30/2019**	$528,800	$132,200	3,827	//3	1975	35,719 SF	
.08Mi.	**311 SHARPS HOLLOW RD**	**04/30/1996**	$193,300	$48,325	1,296	//1.5	1960	33,977 SF	
.1Mi.	**329 SHARPS HOLLOW RD**	**11/14/1991**	$317,000	$79,250	1,346	//2	1983	20,038 SF	Yes
.11Mi.	**239 SHARPS HOLLOW RD**	**09/14/1976**	$280,400	$70,100	1,740	//1.5	1958	16,117 SF	
.13Mi.	**321 BUCHANAN DR**	**03/22/2004**	$174,900	$43,725	892	//1	1962	33,106 SF	
.14Mi.	**223 SHARPS HOLLOW RD**	**09/16/2022**	$223,000	$55,750	1,332	//1	1955	40,075 SF	
.14Mi.	**317 SHARPS HOLLOW RD**	**06/01/2016**	$510,600	$127,650	480	//1	1998	9 SF	
.16Mi.	**361 SHARPS HOLLOW RD**	**11/14/2000**	$456,900	$114,225	1,893	//2.5	2000	5 SF	
.17Mi.	**1476 SILVER GROVE RD**	**02/19/2024**	$325,600	$81,400	1,428	//1	1933	11 SF	
.17Mi.	**1520 SILVER GROVE RD**	**05/05/2025**	$359,400	$89,850	1,040	//2	2022	1 SF	
.18Mi.	**337 SHARPS HOLLOW RD**	**11/20/2003**	$780,000	$195,000	2,291	//2.5	2004	9 SF	
.23Mi.	**1507 SILVER GROVE RD**	**08/26/2011**	$297,100	$74,275	1,092	//1	1960	1 SF	
.23Mi.	**1499 SILVER GROVE RD**	**09/03/1986**	$225,500	$56,375	1,232	//1	1957	1 SF	
.23Mi.	**1519 SILVER GROVE RD**	**06/07/1956**	$208,800	$52,200	1,204	//1	1955	1 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	47.0 years old	Households:	5,609
Median Household Income:	$62,695	Households w/Family:	73%
Household Income Per Capita:	$33,307	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Sullivan County School District	Students:	7,878
Number of Schools:	17	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.18Mi.	**Bluff City Elementary School** Number of Students: 504 Student-Teacher Ratio: NA	C	Public	PK - 5
5.84Mi.	**Emmett Elementary School** Number of Students: 303 Student-Teacher Ratio: NA	C-	Public	PK - 5
0.82Mi.	**East High School** Number of Students: 816 Student-Teacher Ratio: NA Advanced Placement: Yes	C+	Public	9 - 12
0.45Mi.	**East Middle School** Number of Students: 586 Student-Teacher Ratio: NA	C-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	47%	SIGNIFICANTLY LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	84%	LOWER
OVERALL	87%	LOWER

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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ICE SiteX Report

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