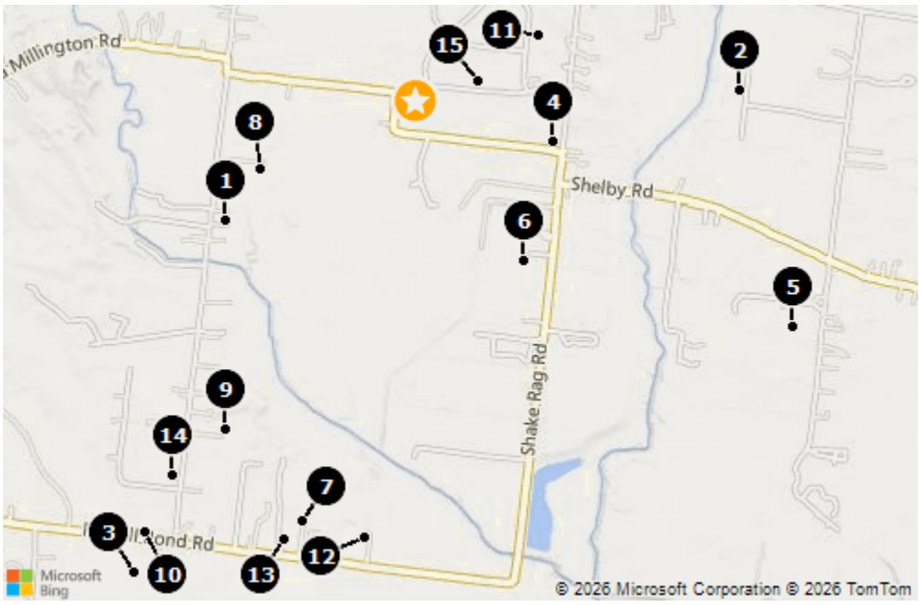
ICE SiteX Report

OrderID: 97775238

SiteX Property Information Report



Subject Property Location

3115 LEO HOLLAND DR, MILLINGTON, TN 38053-5220

County:	**SHELBY TN**	Census Tract:	471570201.021017
Property Use:	Single Family Residential	Zoning:	CA
Parcel Number:	D01-14X- -A-00045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$330,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$290,400 - $369,600	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$8,750	Market Land Value:	$35,000	Tax Year:	2024
Assd Improvement:	$62,425	Market Improvment Value:	$249,700	Total Taxable Value:	$2,413
Total Assessed Value:	$71,175	Total Assessor Market Value:	$284,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 District: S Subdivision: MILLINGTON SUBURBAN ESTATES RE-REC SD Map Ref: MB 61-25

Abbreviated Description:	SS LEO HOLLAND DRIVE
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	2.430 AC	Bedrooms:	4	Pool:	
Building Area:	2368 SF	Baths:	2	Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/15/2023	Sales Price:	N/A
Document #:	23068209 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/14/2023	Sales Price:	$325,000
Document #:	23067211 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/2023		
Document Type:			

Legal Description:

Lot: 17 Subdivision: MILLINGTON SUBURBAN ESTATES SUBDIVISION Map Ref: MB 61 PG 25

Mortgage Record

Recording Date:	11/14/2002	Loan Amount:	N/A
Document #:	02194195 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2032	Type Finance:	

Legal Description:

Lot: 17 Subdivision: MILLINGTON SUBURBAN ESTATES SUBDIVISION

Prior Transfer

Recording Date:	08/22/1988	Sales Price:	$85,000

ICE SiteX Report

OrderID: 97775238

Document #:	AR1427 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 District: S Subdivision: MILLINGTON SUBURBAN ESTATES RE-REC SD Map Ref: MB 61-25
Abbreviated Description: SS LEO HOLLAND DRIVE
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	02/05/1988	Sales Price:	$62,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,867,500	Median # of Bedrooms	4
Median Lot Size	174,241 SF	Median # of Baths	2
Median Living Area	2,210 SF	Median Year Built	1980
Price Range - 2 Yrs	$45,000 to $675,000	Age Range	20 years to 79 years
Median Value	$290,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**8292 RANKIN BRANCH RD** **MILLINGTON, TN 38053-5215**	05/13/2026	$287,000	$148	1934	7/4/2	1979	176,593 SF	
		APN: D01-14 - - -00203 Document #: 26039633 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 01 Abbreviated Description: District:01								
2	.82Mi.	**8471 POWDER PLANT DR** **MILLINGTON, TN 38053-5822**	04/16/2026	$505,000	$158	3190	9/4/4	2006	97,139 SF	
		APN: D01-14V- -A-00007 Document #: 26029492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: EPPERSON MILL ESTATES SUBDIVISION MapRef: MB 180 PG 6 Abbreviated Description: Lot:7 Subdivision:EPPERSON MILL ESTATES SUBDIVISION Map Ref:MB 180 PG 6								
3	1.45Mi.	**2721 RUSSELL BOND RD** **MILLINGTON, TN 38053-5253**	03/05/2026	$439,000	$163	2683	8/4/3	2002	178,161 SF	
		APN: D01-14 - - -00420 Document #: 26017138 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.36Mi.	**3300 CUBA MILLINGTON RD** **MILLINGTON, TN 38053-5248**	12/22/2025	$290,000	$114	2529	8/4/2	1978	104,109 SF	
		APN: D01-14X- -A-00055 Document #: 25109350 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MILLINGTON SUBURBAN ESTATES SUBDIVISION MapRef: MB 61 PG 25 Abbreviated Description: Lot:9 Subdivision:MILLINGTON SUBURBAN ESTATES SUBDIVISION Map Ref:MB 61 PG 25								
5	1.01Mi.	**8159 EPPERSON MILL RD** **MILLINGTON, TN 38053-5813**	12/04/2025	$599,000	$178	3351	9/5/3	2004	445,621 SF	
		APN: D01-14 - - -00437 Document #: 25103798 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.5Mi.	**8205 SHAKERAG RD** **MILLINGTON, TN 38053-5829**	11/10/2025	$440,500	$173	2542	7/2/2	2004	177,290 SF	
		APN: D01-14 - - -00474 Document #: 25097235 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 01 Subdivision: TOMMY CAMPBELL PROPERTY MapRef: DOC 05013186 Abbreviated Description: District:01 Subdivision:TOMMY CAMPBELL PROPERTY Map Ref:DOC 05013186								
7	1.04Mi.	**2960 RUSSELL BOND RD** **MILLINGTON, TN 38053-5256**	11/05/2025	$350,000	$170	2052	7/4/2	1980	392,042 SF	
		APN: D01-14 - - -00228 Document #: 25095954 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 01 Abbreviated Description: District:01 City/Muni/Twp:MILLINGTON City/Muni/Twp: MILLINGTON								
8	.47Mi.	**8370 RANKIN BRANCH RD** **MILLINGTON, TN 38053-5217**	10/13/2025	$410,000	$185	2210	5/3/2	1998	261,361 SF	
		APN: D01-14 - - -00315 Document #: 25088943 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	1Mi.	**8000 RANKIN BRANCH RD** **MILLINGTON, TN 38053-5211**	10/13/2025	$675,000	$155	4352	10/4/3	2004	174,241 SF	
		APN: D01-14 - - -00380 Document #: 25088550 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 01 Subdivision: VERNON REED JACKSON Tract No: 8 MapRef: DOC 7878 Abbreviated Description: District:01 Subdivision:VERNON REED JACKSON Tract No:8 Map Ref:DOC 7878								
10	1.34Mi.	**2734 RUSSELL BOND RD** **MILLINGTON, TN 38053-5254**	09/30/2025	$45,000	$29	1538	6/3/1	1947	89,908 SF	
		APN: D01-14- -O-00013-C Document #: 25085075 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13&14 Subdivision: L V DURHAM SUBDIVISION MapRef: MB 64 PG 4 Abbreviated Description: Lot:13&14 Subdivision:L V DURHAM SUBDIVISION Map Ref:MB 64 PG 4Abbreviated Description:LOT: PART OF LOT 14								
11	.37Mi.	**8540 CATES DR** **MILLINGTON, TN 38053-5206**	09/08/2025	$220,000	$96	2274	8/4/2	1977	81,109 SF	V
		APN: D01-14X- -A-00009 Document #: 25076815 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 27 Subdivision: MILLINGTON SUBURBAN ESTATES SUBDIVISION MapRef: MB 61 PG 25 Abbreviated Description: Lot:27 Subdivision:MILLINGTON SUBURBAN ESTATES SUBDIVISION Map Ref:MB 61 PG 25City/Muni/Twp:MILLINGTON City/Muni/Twp: MILLINGTON

12	1.07Mi.	**3044 RUSSELL BOND RD** **MILLINGTON, TN 38053-5256**	09/04/2025	$65,000	$31	2052	8/4/2	1997	374,617 SF

APN: D01-14 - - -00347 Document #: 25075212
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5&6 Subdivision: SURVEY OF TIDWELL SURVEY COMPANY MapRef: DOC K1 8596 Abbreviated Description: Lot:5&6 Subdivision:SURVEY OF TIDWELL SURVEY COMPANY Map Ref:DOC K1 8596

13	1.22Mi.	**2926 RUSSELL BOND RD** **MILLINGTON, TN 38053-5256**	05/15/2025	$75,000	$47	1595	6/3/1	1964	43,560 SF

APN: D01-14 - - -00109 Document #: 25038381
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

14	1.18Mi.	**7935 RANKIN BRANCH RD** **MILLINGTON, TN 38053-5212**	05/12/2025	$250,000	$174	1430	6/3/2	1980	85,552 SF

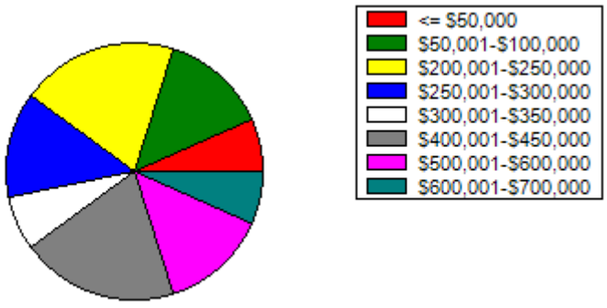
APN: D01-14 - -O-00027 Document #: 25037120
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: L V DURHAM SUBDIVISION MapRef: MB 64 PG 4 Abbreviated Description: Subdivision:L V DURHAM SUBDIVISION Map Ref:MB 64 PG 4Abbreviated Description:PART OF LOT 20

15	.17Mi.	**3200 LEO HOLLAND DR** **MILLINGTON, TN 38053-5209**	03/19/2025	$217,000	$152	1419	6/3/2	1978	80,499 SF

APN: D01-14X- -A-00042 Document #: 25021949
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: MILLINGTON SUBURBAN ESTATES SUBDIVISION MapRef: MB 61 PG 25 Abbreviated Description: Lot:45 Subdivision:MILLINGTON SUBURBAN ESTATES SUBDIVISION Map Ref:MB 61 PG 25

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.	**3115 LEO HOLLAND DR**	**08/22/1988**	$284,700	$71,175	2,368	7/4/2	1977	2 SF	
.05Mi.	**3094 CUBA MILLINGTON RD**	**12/14/2015**	$234,500	$58,625	1,834	7/3/2	1986	2 SF	V
.05Mi.	**8481 WAGES DR**	**02/21/1994**	$266,200	$66,550	1,906	7/4/2	1977	41,948 SF	
.06Mi.	**3149 LEO HOLLAND DR**	**04/08/2022**	$343,300	$85,825	1,990	6/3/2	1978	2 SF	V
.07Mi.	**3126 CUBA MILLINGTON RD**	**04/18/1977**	$358,900	$89,725	2,480	8/3/2	1978	3 SF	V
.08Mi.	**3089 CUBA MILLINGTON RD**	**03/26/2018**	$223,100	$55,775	2,346	8/4/2	1954	2 SF	
.1Mi.	**8499 WAGES DR**	**12/06/2000**	$263,400	$65,850	1,878	7/3/2	1977	2 SF	
.1Mi.	**3148 LEO HOLLAND DR**	**12/18/2020**	$267,600	$66,900	1,651	6/3/2	1976	2 SF	V
.1Mi.	**3173 LEO HOLLAND DR**	**12/27/1989**	$269,900	$67,475	2,117	6/3/2	1978	2 SF	V
.1Mi.	**3095 CUBA MILLINGTON RD**	**04/28/1999**	$110,400	$27,600	1,092	5/2/1	1957	26,572 SF	
.11Mi.	**3121 CUBA MILLINGTON RD**	**04/05/2012**	$191,500	$47,875	1,655	6/3/1	1949	4 SF	
.11Mi.	**3158 CUBA MILLINGTON RD**	**11/30/2016**	$368,700	$92,175	2,700	7/4/3	1984	2 SF	
.13Mi.	**3172 LEO HOLLAND DR**	**08/05/2003**	$258,900	$64,725	1,657	7/4/2	1978	2 SF	
.14Mi.	**3045 CUBA MILLINGTON RD**	**07/09/2003**	$697,200	$174,300	4,165	8/4/3	2004	4 SF	
.14Mi.	**3044 CUBA MILLINGTON RD**	**07/29/1991**	$176,500	$44,125	1,792	7/3/1	1895	1 SF	
.15Mi.	**3199 LEO HOLLAND DR**	**11/14/2016**	$236,400	$59,100	1,623	7/4/2	1977	2 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	41.7 years old	Households:	9,077
Median Household Income:	$67,552	Households w/Family:	67%
Household Income Per Capita:	$31,445	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

ICE SiteX Report

OrderID: 97775238

School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.33Mi.	**E. E. Jeter K-8 School** Number of Students: 356 Student-Teacher Ratio: NA	C	Public	KG - 8
9.71Mi.	**Trezevant High School** Number of Students: 883 Student-Teacher Ratio: NA	D	Public	9 - 12

Flood Report

The Subject Property of **3115 LEO HOLLAND DR, MILLINGTON, TN 38053-5220** 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	83%	LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	87%	LOWER
OVERALL	80%	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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