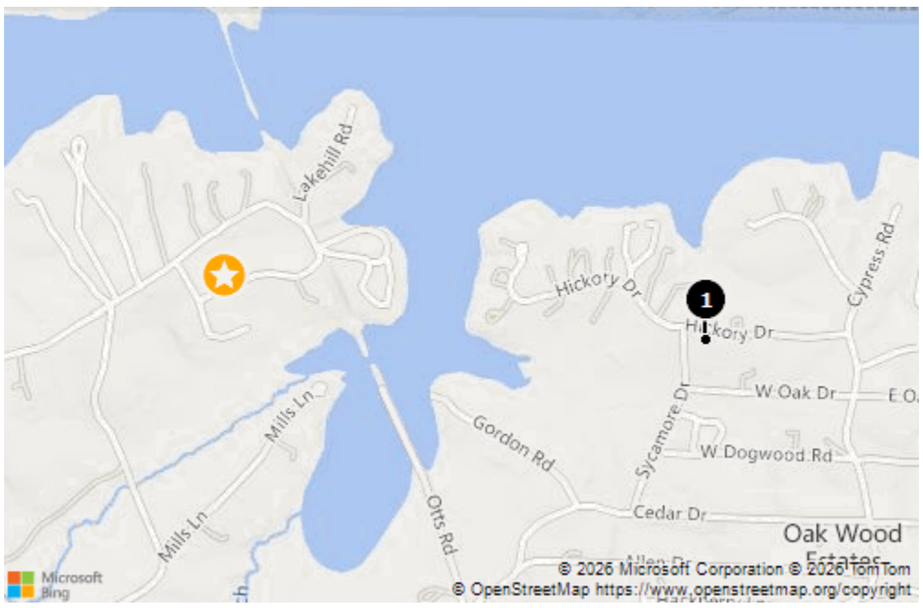
ICE SiteX Report

OrderID: 98738522

SiteX Property Information Report



Subject Property Location

35 BOAT DOCK RD, BUCHANAN, TN 38222-5038

County:	**HENRY TN**	Census Tract:	470799690.011012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	004I A 03200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$310,000**	FSD:	26	Common Confidence Score:	37
Value Range:	$229,400 - $390,600	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	40A00
Assd Land Value:	$6,925	Market Land Value:	$27,700	Tax Year:	2025
Assd Improvement:	$55,625	Market Improvment Value:	$222,500	Total Taxable Value:	$750
Total Assessed Value:	$62,550	Total Assessor Market Value:	$250,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 District: 13 Subdivision: HUCKLEBERRY HILL 1/161 Map Ref: 004I
Abbreviated Description: DISTRICT: 13, COUNTY AREA: B70

Property Characteristics

Lot Size:	16,117 SF	Bedrooms:		Pool:	
Building Area:	1694 SF	Baths:	2.25	Fireplace:	1
Year Built:	1988	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/10/2017	Sales Price:	$121,600
Document #:	135020 BK-PG 330-238	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/13/2017	Loan Amount:	N/A
Document #:	134605 BK-PG 474-353	Loan Type:	VA
TD Due Date:	10/01/2047	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/13/2017	Sales Price:	$175,000
Document #:	134604 BK-PG 474-351	Type of Sale:	Full Amount on Deed
Contract Date:	09/12/2017		
Document Type:			
Legal Description:			

Lot: 0015 Subdivision: HUCKLEBERRY HILL 1/161

Prior Transfer

Recording Date:	09/12/2017	Sales Price:	$175,000
Document #:	BK-PG 474 -351	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 15 District: 13 Subdivision: HUCKLEBERRY HILL 1/161 Map Ref: 004I
Abbreviated Description: DISTRICT: 13, COUNTY AREA: B70

Mortgage Record

Recording Date:	06/28/2011	Loan Amount:	N/A
Document #:	97239 BK-PG 330-238	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/28/2011	Sales Price:	$150,000
Document #:	97238 BK-PG 330-236	Type of Sale:	Full Amount on Deed
Contract Date:	06/23/2011		
Document Type:			

Legal Description:
Lot: 0015 Subdivision: HUCKLEBERRY HILL 1/161

Prior Transfer

Recording Date:	06/23/2011	Sales Price:	$150,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/17/2011	Sales Price:	$30,000
Document #:	97091 BK-PG 322-753	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2011	Loan Amount:	N/A
Document #:	95092 BK-PG 322-753	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/02/2011	Sales Price:	N/A
Document #:	94995 BK-PG 218-61	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/02/2006	Loan Amount:	N/A
Document #:	66013 BK-PG 218-61	Loan Type:	New Conventional
TD Due Date:	10/01/2021	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/03/2003	Sales Price:	$135,000
Document #:	BK-PG 128-598	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 0015 Subdivision: HUCKLEBERRY HILL 1/161

Area Sales Analysis

Total Area Sales	$200,000	Median # of Bedrooms	
Median Lot Size	20,473 SF	Median # of Baths	1
Median Living Area	672 SF	Median Year Built	1998
Price Range - 2 Yrs	$200,000 to $200,000	Age Range	28 years to 28 years
Median Value	$200,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**191 HICKORY DR BUCHANAN, TN 38222-5006**	09/15/2026	$200,000	$297	672	//1	1998	20,473 SF	

APN: 004J C 00200 Document #: 191052
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Block: 3 District: 13 Subdivision: HOLIDAY HILLS SUBDIVISION MapRef: CAB A SL 4 Abbreviated Description: Lot:21 Block:3 District:13 Subdivision:HOLIDAY HILLS SUBDIVISION Map Ref:CAB A SL 4

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.	**35 BOAT DOCK RD**	**09/12/2017**	$250,200	$62,550	1,694	//2.25	1988	16,117 SF	
.04Mi.	**20 BOAT DOCK RD**	**07/22/2005**	$145,800	$36,450	999	//2	1988	13,068 SF	
.06Mi.	**CHERRY ISLAND RD**	**05/23/2008**	$158,200	$39,550	794	//1	2017	19,166 SF	
.06Mi.	**90 BOAT DOCK RD**	**04/15/1976**	$406,300	$101,575	2,720	//2.5	1987	18,295 SF	
.07Mi.	**1204 CHERRY ISLAND RD**	**02/05/2024**	$536,700	$134,175	1,326	//3	2024	14,375 SF	
.08Mi.	**1224 CHERRY ISLAND RD**	**05/27/2022**	$299,800	$74,950	1,326	//3	2025	18,731 SF	
.1Mi.	**1250 CHERRY ISLAND RD**	**05/27/2022**	$294,500	$73,625	1,326	//3	2025	18,295 SF	
.11Mi.	**130 BOAT DOCK RD**	**01/07/2021**	$130,200	$32,550	772	//2	2000	13,939 SF	
.12Mi.	**1195 CHERRY ISLAND RD**	**10/07/2003**	$599,200	$149,800	2,589	//2	1975	1 SF	
.13Mi.	**1205 CHERRY ISLAND RD**	**04/30/2004**	$572,900	$143,225	1,848	//2.5	1965	1 SF	
.13Mi.	**1235 CHERRY ISLAND RD**	**08/20/2001**	$665,100	$166,275	1,652	//3	2006	1 SF	
.13Mi.	**1135 CHERRY ISLAND RD**	**05/09/1988**	$560,500	$140,125	1,658	//3	1989	3 SF	
.14Mi.	**1085 CHERRY ISLAND RD**	**01/05/2004**	$540,900	$135,225	1,170	//2.5	1972	3 SF	
.17Mi.	**1640 RATTEREE RD**	**06/28/2017**	$220,000	$55,000	1,248	//1	1996	2 SF	
.17Mi.	**105 LAKEHILL RD**	**01/12/2016**	$495,500	$123,875	2,032	//2.5	1968	37,462 SF	
.18Mi.	**130 LAKEHILL RD**	**11/27/2019**	$574,000	$143,500	1,288	//1	1970	43,124 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	53.7 years old	Households:	1,194
Median Household Income:	$57,012	Households w/Family:	67%
Household Income Per Capita:	$31,302	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Henry County School District	Students:	2,924
Number of Schools:	6	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.40Mi.	**Lakewood Elementary School** Number of Students: 752 Student-Teacher Ratio: NA	A-	Public	PK - 8
17.74Mi.	**Henry County High School** Number of Students: 1,017 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	10 - 12
19.26Mi.	**E. W. Grove School** Number of Students: 314 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 9

Flood Report

The Subject Property of **35 BOAT DOCK RD, BUCHANAN, TN 38222-5038** 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	64%	NOTABLY LOWER
BURGLARY	155%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	58%	NOTABLY LOWER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	122%	HIGHER
OVERALL	123%	HIGHER

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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