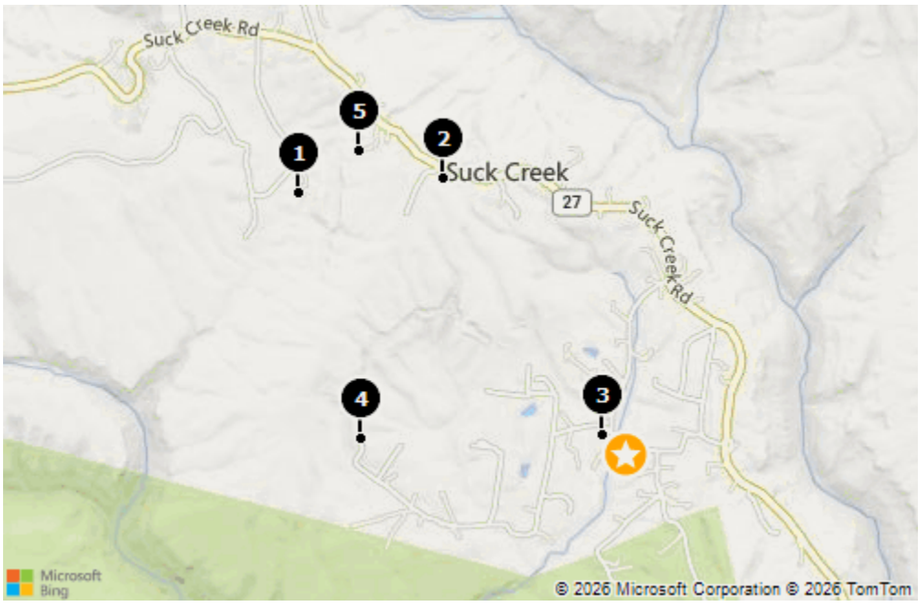
ICE SiteX Report

OrderID: 98197955

SiteX Property Information Report



Subject Property Location

373 CHOCTAW TRL, CHATTANOOGA, TN 37405-7311

County:	**MARION TN**	Census Tract:	471150501.013010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	055 07301	Thomas Bros Pg-Grid:	

Valuation

Value:	**$331,000**	FSD:	16	Common Confidence Score:	52
Value Range:	$278,040 - $383,960	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	58A00
Assd Land Value:	$6,525	Market Land Value:	$26,100	Tax Year:	2025
Assd Improvement:	$34,100	Market Improvment Value:	$136,400	Total Taxable Value:	$715
Total Assessed Value:	$40,625	Total Assessor Market Value:	$162,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 03 Map Ref: 055
Abbreviated Description: DISTRICT: 03, COUNTY AREA: R06

Property Characteristics

Lot Size:	2.300 AC	Bedrooms:		Pool:	
Building Area:	1456 SF	Baths:	2	Fireplace:	
Year Built:	2002	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:	K
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2026	Sales Price:	$186,711
Document #:	26007915 BK-PG 610-348	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/02/2025	Sales Price:	N/A
Document #:	25003637 BK-PG 605-771	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2025	Sales Price:	N/A
Document #:	25003335 BK-PG 435-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/29/2025	Sales Price:	$6,659
Document #:	25003129 BK-PG 573-1155	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	07/17/2025	Loan Amount:	N/A
Document #:	25002972 BK-PG 610-348	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
District: 3
City/Muni/Twp: CITY OF CHATTANOOGA

Mortgage Record

Recording Date:	04/09/2025	Loan Amount:	N/A
Document #:	25001414 BK-PG 605-771	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 District: 3

Prior Transfer

Recording Date:	03/31/2023	Sales Price:	N/A
Document #:	23012266 BK-PG 435-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/03/2023	Loan Amount:	N/A
Document #:	23011844 BK-PG 573-1155	Loan Type:	FHA
TD Due Date:	02/01/2042	Type Finance:	

Legal Description:
District: 3

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	N/A
Document #:	21005911 BK-PG 435-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	N/A
Document #:	21002600 BK-PG 435-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/18/2021	Sales Price:	$87,996
Document #:	21001444 BK-PG 435-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2015	Sales Price:	$87,996
Document #:	15004289 BK-PG 435-640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/18/2012	Loan Amount:	N/A
Document #:	12000202 BK-PG 435-640	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/18/2012	Sales Price:	$88,000
Document #:	12000201 BK-PG 435-638	Type of Sale:	Full Amount on Deed
Contract Date:	01/13/2012		
Document Type:			

Legal Description:
Lot: 1

Prior Transfer

Recording Date:	01/10/2012	Sales Price:	$88,000
Document #:	BK-PG 435 -638	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 District: 03 Map Ref: 055
Abbreviated Description: DISTRICT: 03, COUNTY AREA: R06

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	$98,221
Document #:	11003417 BK-PG 433-908	Type of Sale:	Full Amount on Deed
Contract Date:	01/06/2011		
Document Type:			

Legal Description:
Lot: 1

Mortgage Record

Recording Date:	07/10/2002	Loan Amount:	N/A
Document #:	BK-PG 310-968	Loan Type:	
TD Due Date:	07/01/2032	Type Finance:	FIX

Legal Description:

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Mortgage Record

Recording Date:	03/04/2002	Loan Amount:	N/A
Document #:	BK-PG 305-876	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,255,000	Median # of Bedrooms	
Median Lot Size	212,574 SF	Median # of Baths	2.5
Median Living Area	1,382 SF	Median Year Built	1996
Price Range - 2 Yrs	$230,000 to $835,000	Age Range	29 years to 65 years
Median Value	$450,000	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.11Mi.	**420 DIXIE LN** **CHATTANOOGA, TN 37405-7299**	05/28/2026	$450,000	$212	2114	//3	1997	212,574 SF	
		APN: 055 06127 Document #: 26007837 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: THIRD Subdivision: WITT SUBDIVISION MapRef: MB 4 PG 618 Abbreviated Description: Lot:1 District:THIRD Subdivision:WITT SUBDIVISION Map Ref:MB 4 PG 618								
2	.88Mi.	**105 COPPINGER RD** **CHATTANOOGA, TN 37405-7229**	02/02/2026	$230,000	$166	1382	//2	1987	SF	
		APN: 055 00201 Document #: 26005885 Document Type: Price Code: F Land Use: Single Family Residential Legal: District: SECOND Abbreviated Description: District:SECOND								
3	.06Mi.	**465 CHOCTAW TRL** **CHATTANOOGA, TN 37405-7345**	02/02/2026	$265,000	$189	1400	//2	1961	144,620 SF	
		APN: 055 07100 Document #: 26005887 Document Type: Price Code: F Land Use: Single Family Residential Legal: District: 3RD Abbreviated Description: District:3RD								
4	.68Mi.	**1455 CHOCTAW TRL** **CHATTANOOGA, TN 37405-7355**	01/05/2026	$475,000	$362	1312	//3	1996	455,639 SF	
		APN: 055 06121 Document #: 26005436 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	1.07Mi.	**5124 HIGHWAY 27** **CHATTANOOGA, TN 37405-7261**	01/05/2026	$835,000	$639	1306	//2.5	1996	256,134 SF	Yes
		APN: 055 06126 Document #: 26005414 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: SECOND Abbreviated Description: District:SECOND								

Comparable Sales Chart



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.	**373 CHOCTAW TRL**	**01/10/2012**	$162,500	$40,625	1,456	//2	2002	2 SF	
.04Mi.	**130 GAME RESERVE RD**	**12/16/2024**	$216,500	$54,125	1,624	//2	2022	2 SF	
.06Mi.	**465 CHOCTAW TRL**	**03/18/2025**	$174,900	$43,725	1,400	//2	1961	3 SF	
.08Mi.	**140 GAME RESERVE RD**	**11/30/2020**	$195,500	$48,875	2,538	//1.5	1989	24,829 SF	
.08Mi.	**423 CHOCTAW TRL**	**02/17/2009**	$159,600	$39,900	1,762	//1	1982	39,204 SF	
.1Mi.	**302 CHOCTAW TRL**	**03/13/2017**	$81,400	$20,350	1,288	//1	1978	32,670 SF	
.11Mi.	**486 CHOCTAW TRL**	**06/25/1993**	$75,600	$18,900	1,064	//1	1978	21,780 SF	
.11Mi.	**515 CHOCTAW TRL**	**10/10/2025**	$116,300	$29,075	1,780	//1	1984	22,651 SF	
.12Mi.	**135 GAME RESERVE RD**	**06/10/2022**	$155,200	$38,800	1,680	//1	1986	2 SF	
.13Mi.	**549 CHOCTAW TRL**	**05/20/1989**	$175,300	$43,825	2,016	//1	1990	2 SF	
.13Mi.	**506 CARSON RD**	**06/05/1982**	$86,000	$21,500	1,145	//1	1971	1 SF	
.13Mi.	**480 ROBIN DR**	**08/03/1988**	$104,700	$26,175	1,400	//1	1950	1 SF	
.13Mi.	**155 GAME RESERVE RD**	**02/20/1985**	$104,000	$26,000	1,152	//1	1980	28,750 SF	
.14Mi.	**547 CHOCTAW TRL**	**01/21/2009**	$99,800	$24,950	1,280	//1	1955	30,492 SF	
.14Mi.	**532 CHOCTAW TRL**	**09/09/2022**	$70,600	$17,650	1,200	//1.5	1985	7,405 SF	
.15Mi.	**420 ROBIN DR**	**10/27/2023**	$112,300	$28,075	1,740	//1	1928	25,700 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	36.1 years old	Households:	9,498
Median Household Income:	$82,214	Households w/Family:	53%
Household Income Per Capita:	$55,083	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Marion County School District	Students:	3,844
Number of Schools:	12	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
19.51Mi.	**South Pittsburg Elementary School** Number of Students: 515 Student-Teacher Ratio: NA	C-	Public	PK - 6
6.31Mi.	**Whitwell High School** Number of Students: 298 Student-Teacher Ratio: NA Advanced Placement: Yes	B-	Public	9 - 12
6.27Mi.	**Whitwell Elementary School** Number of Students: 482 Student-Teacher Ratio: NA	C+	Public	PK - 4
12.50Mi.	**Jasper Elementary School** Number of Students: 650 Student-Teacher Ratio: NA	C-	Public	PK - 4
13.46Mi.	**Jasper Middle School** Number of Students: 395 Student-Teacher Ratio: NA	B-	Public	5 - 8
12.84Mi.	**Marion County High School** Number of Students: 543 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12
6.43Mi.	**Whitwell Middle School** Number of Students: 280 Student-Teacher Ratio: NA	B+	Public	5 - 8
23.65Mi.	**Monteagle Elementary School** Number of Students: 233 Student-Teacher Ratio: NA	C	Public	PK - 8
19.86Mi.	**South Pittsburg High School** Number of Students: 416 Student-Teacher Ratio: NA Advanced Placement: Yes	C+	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	137%	NOTABLY HIGHER
FORCIBLE RAPE	78%	LOWER
MURDER	138%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

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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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