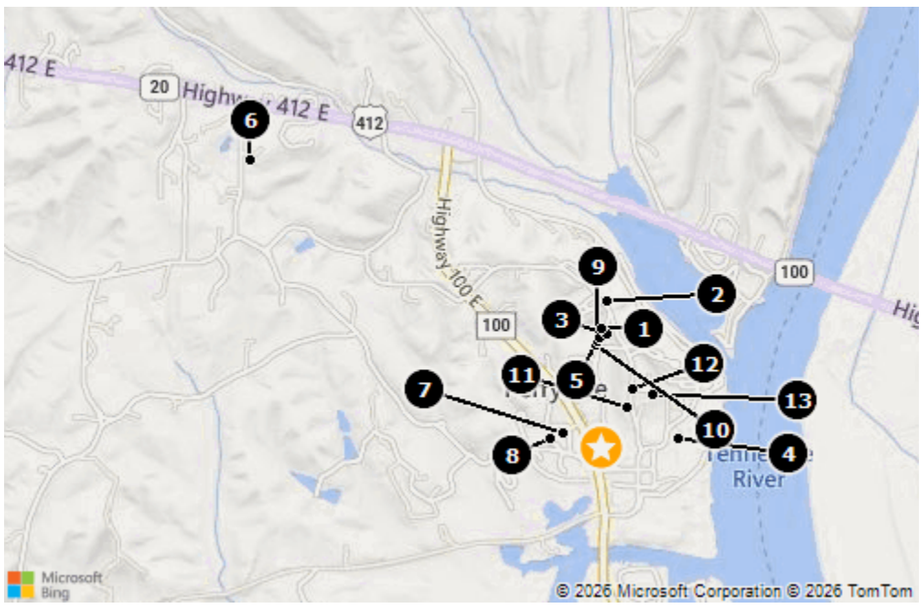
ICE SiteX Report

OrderID: 98394773

SiteX Property Information Report



Subject Property Location

374 PERRYVILLE CEMETERY RD, PARSONS, TN 38363-3507

County:	**DECATUR TN**	Census Tract:	470399550.031052
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	056F A 01400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$119,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$96,390 - $141,610	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	20A00
Assd Land Value:	$2,525	Market Land Value:	$10,100	Tax Year:	2025
Assd Improvement:	$22,550	Market Improvment Value:	$90,200	Total Taxable Value:	$411
Total Assessed Value:	$25,075	Total Assessor Market Value:	$100,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 07 Map Ref: 056F
Abbreviated Description: DISTRICT: 07 IMOGENE H BRASHER HOLDS LE WILL BK 2 PG 379, COUNTY AREA: P01

Property Characteristics

Lot Size:	20,909 SF	Bedrooms:		Pool:	
Building Area:	1288 SF	Baths:	1	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Floor/Wall
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2026	Sales Price:	$63,331
Document #:	26001225 BK-PG 341-907	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/12/2021	Loan Amount:	N/A
Document #:	21084775 BK-PG 358-69	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/04/2019	Sales Price:	$64,500
Document #:	19080867 BK-PG 341-0904	Type of Sale:	Full Amount on Deed
Contract Date:	09/03/2019		
Document Type:			
Legal Description:			
District: 7			

Prior Transfer

Recording Date:	09/03/2019	Sales Price:	$64,500
Document #:	BK-PG 341 -904	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98394773

Legal Description:
District: 07 Map Ref: 056F
Abbreviated Description: DISTRICT: 07 IMOGENE H BRASHER HOLDS LE WILL BK 2 PG 379, COUNTY AREA: P01

Prior Transfer

Recording Date:	08/05/2005	Sales Price:	N/A
Document #:	BK-PG 207-649	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,161,463	Median # of Bedrooms	
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	942 SF	Median Year Built	1958
Price Range - 2 Yrs	$28,000 to $180,000	Age Range	40 years to 108 years
Median Value	$85,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**38 PERRYVILLE CEMETERY RD PARSONS, TN 38363-3505**	05/18/2026	$88,000	$140	628	//2	1958	24,394 SF	
		APN: 056C A 02600 Document #: 26000991 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 7 Abbreviated Description: District:7								
2	.39Mi.	**425 PENTECOSTAL CAMPGROUND RD PARSONS, TN 38363-3532**	05/18/2026	$88,000	$124	705	//1	1963	8,276 SF	
		APN: 056C B 00700 Document #: 26000995 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 7 Abbreviated Description: District:7								
3	.3Mi.	**27 CASTLEMAN DR PARSONS, TN 38363-3553**	02/12/2026	$84,000	$66	1262	//1	1958	3,485 SF	
		APN: 056C B 01200 Document #: 26000254 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 7 Abbreviated Description: District:7								
4	.2Mi.	**1119 PERRYVILLE RD PARSONS, TN 38363-3548**	02/10/2026	$150,000	$79	1891	//2	1918	27,007 SF	
		APN: 056F B 01301 Document #: 26000242 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 7 Abbreviated Description: District:7								
5	.29Mi.	**68 PERRYVILLE CEMETERY RD PARSONS, TN 38363-3505**	01/22/2026	$85,000	$74	1136	//1	1953	5,227 SF	
		APN: 056C A 02900 Document #: 26000152 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 District: 7 Subdivision: MCNATT GRAVES SUBDIVISION Abbreviated Description: Lot:27 District:7 Subdivision:MCNATT GRAVES SUBDIVISION								
6	1.18Mi.	**157 PERCY KING RD PARSONS, TN 38363-3430**	12/11/2025	$180,000	$126	1424	//1.5	1974	67,954 SF	
		APN: 054 03805 Document #: 25002280 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 7 Abbreviated Description: District:7								
7	.1Mi.	**2865 SARDIS RIDGE RD PARSONS, TN 38363-3455**	12/11/2025	$76,000	$70	1080	//2	1986	50,094 SF	
		APN: 056F A 00801 Document #: 25002279 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.13Mi.	**2835 SARDIS RIDGE RD PARSONS, TN 38363-3455**	10/21/2025	$85,000	$118	720	//1	1947	37,026 SF	
		APN: 056F A 00800 Document #: 25001932 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 17 Abbreviated Description: District:17								
9	.28Mi.	**78 PERRYVILLE CEMETERY RD PARSONS, TN 38363-3505**	10/21/2025	$85,000	$110	768	//1	1963	5,227 SF	
		APN: 056C A 03000 Document #: 25001934 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 District: 7 Subdivision: MCNATT GRAVES SUBDIVISION Abbreviated Description: Lot:27 District:7 Subdivision:MCNATT GRAVES SUBDIVISION								
10	.27Mi.	**88 PERRYVILLE CEMETERY RD PARSONS, TN 38363-3505**	10/06/2025	$85,000	$90	942	//1	1921	5,227 SF	
		APN: 056C A 03100 Document #: 25001817 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 7 Abbreviated Description: District:7								
11	.12Mi.	**720 PENTECOSTAL CAMPGROUND RD PARSONS, TN 38363-3558**	08/22/2025	$80,000	$54	1480	//1	1952	25,700 SF	
		APN: 056C C 01100 Document #: 25001526 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PERRYVILLE City/Muni/Twp: PERRYVILLE								
12	.16Mi.	**672 PENTECOSTAL CAMPGROUND RD PARSONS, TN 38363-3558**	06/13/2025	$28,000	$48	574	//1	1960	7,841 SF	
		APN: 056C C 01000 Document #: 25001059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 District: 7 Subdivision: A N GRAVES SUBDIVISION Abbreviated Description: Lot:10 District:7 Subdivision:A N GRAVES SUBDIVISION								

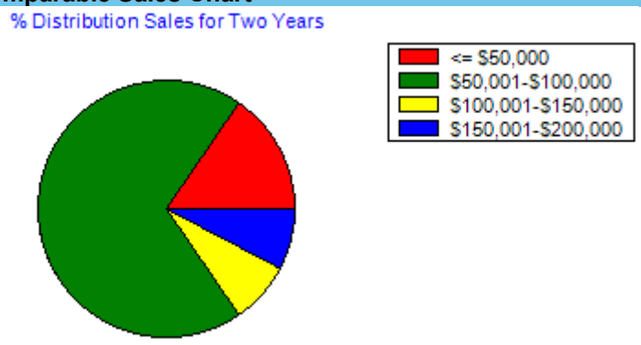
ICE SiteX Report

OrderID: 98394773

13 .21Mi. **52 LEE LN**
PARSONS, TN 38363-3557
06/13/2025 $47,463 $65 720 //1 1956 4,356 SF

APN: 056C D 03600 Document #: 25001056
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 District: 7 Subdivision: MCNATT SUBDIVISION MapRef: MB 49 PG 113 Abbreviated Description: Lot:10 District:7 Subdivision:MCNATT SUBDIVISION Map Ref:MB 49 PG 113

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.

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.	**374 PERRYVILLE CEMETERY RD**	**09/03/2019**	$100,300	$25,075	1,288	//1	1935	20,909 SF	
.01Mi.	**356 PERRYVILLE CEMETERY RD**	**04/06/2022**	$122,600	$30,650	1,200	//2	1963	11,326 SF	
.03Mi.	**390 PERRYVILLE CEMETERY RD**	**07/27/2009**	$71,500	$17,875	860	//1	1953	12,197 SF	
.03Mi.	**334 PERRYVILLE CEMETERY RD**	**12/18/2024**	$77,200	$19,300	1,066	//1	1944	20,038 SF	
.05Mi.	**2961 SARDIS RIDGE RD**	**02/15/2017**	$85,500	$21,375	1,296	//1	1958	10,890 SF	
.05Mi.	**325 PERRYVILLE CEMETERY RD**	**12/23/2024**	$86,100	$21,525	960	//1	1964	15,682 SF	
.06Mi.	**389 PERRYVILLE CEMETERY RD**	**09/15/1967**	$142,700	$35,675	1,767	//2	1961	30,492 SF	
.07Mi.	**284 PERRYVILLE CEMETERY RD**	**04/08/1992**	$96,200	$24,050	1,175	//1.5	1962	30,928 SF	
.09Mi.	**1202 PERRYVILLE RD**	**10/07/2020**	$209,000	$52,250	1,948	//2	1950	24,829 SF	
.09Mi.	**764 PENTECOSTAL CAMPGROUND RD**	**04/08/2022**	$69,900	$17,475	988	//1	1978	35,719 SF	
.09Mi.	**3010 SARDIS RIDGE RD**	**06/21/2022**	$205,600	$51,400	1,508	//2	1957	32,670 SF	
.1Mi.	**746 PENTECOSTAL CAMPGROUND RD**	**10/19/2005**	$116,600	$29,150	1,616	//2	1930	26,572 SF	
.1Mi.	**2867 SARDIS RIDGE RD**	**11/14/2022**	$156,700	$39,175	1,587	//2	1960	3 SF	
.1Mi.	**2865 SARDIS RIDGE RD**	**07/30/2009**	$89,200	$22,300	1,080	//2	1986	1 SF	
.11Mi.	**2840 SARDIS RIDGE RD**	**08/09/2019**	$111,400	$27,850	1,342	//1	1953	1 SF	
.11Mi.	**720 PENTECOSTAL CAMPGROUND RD**	**08/14/2025**	$123,000	$30,750	1,480	//1	1952	25,700 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	44.8 years old	Households:	2,325
Median Household Income:	$49,462	Households w/Family:	70%
Household Income Per Capita:	$32,538	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Decatur County School District	Students:	1,492
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.49Mi.	**Decatur County Middle School**	B-	Public	5 - 8

Number of Students: 424
Student-Teacher Ratio: NA

ICE SiteX Report

OrderID: 98394773

5.74Mi. **Decaturville Elementary School** Number of Students: 230 Student-Teacher Ratio: NA		A-	Public	PK - 5
5.12Mi. **Parsons Elementary School** Number of Students: 365 Student-Teacher Ratio: NA		C	Public	PK - 4
4.90Mi. **Riverside High School** Number of Students: 440 Student-Teacher Ratio: NA		C+	Public	9 - 12

Flood Report

The Subject Property of **374 PERRYVILLE CEMETERY RD, PARSONS, TN 38363-3507** 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	85%	LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	117%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

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

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