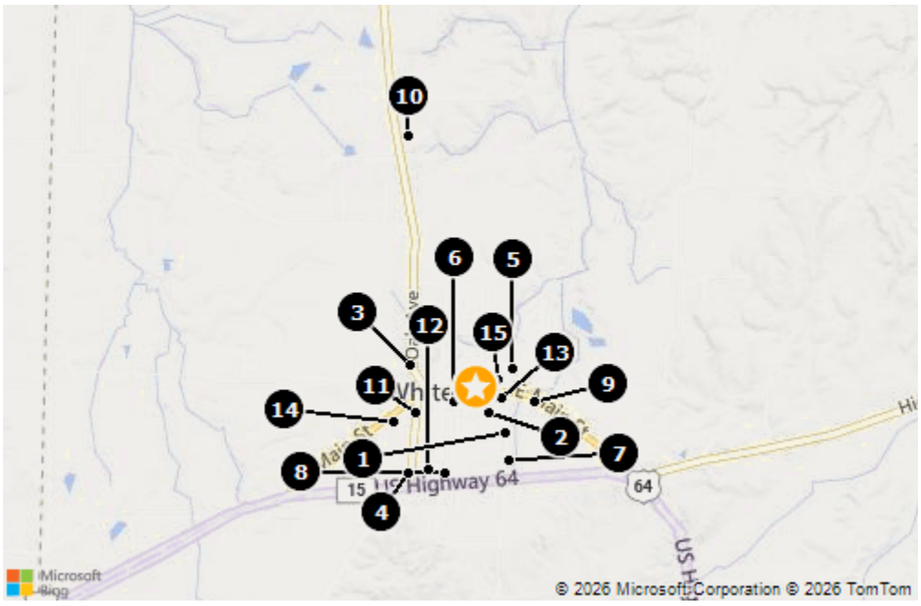
ICE SiteX Report

OrderID: 97524175

SiteX Property Information Report



Subject Property Location

404 E MAIN ST, WHITEVILLE, TN 38075-4902

County:	**HARDEMAN TN**	Census Tract:	470699502.002021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	046L C 01500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	31	Common Confidence Score:	21
Value Range:	$158,010 - $299,990	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	35A09
Assd Land Value:	$1,925	Market Land Value:	$7,700	Tax Year:	2025
Assd Improvement:	$36,300	Market Improvment Value:	$145,200	Total Taxable Value:	
Total Assessed Value:	$38,225	Total Assessor Market Value:	$152,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 02 Map Ref: 046L	
Abbreviated Description:	CCT#6223RDDT080886
City/Muni/Twp:	WHITEVILLE

Property Characteristics

Lot Size:	22,625 SF	Bedrooms:		Pool:	
Building Area:	1509 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
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:	03/10/2026	Sales Price:	N/A
Document #:	247343 BK-PG 689-266	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2025	Sales Price:	$183,150
Document #:	243778 BK-PG 804-21	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	N/A
Document #:	231614 BK-PG 795-250	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/16/2022	Loan Amount:	N/A
Document #:	231533 BK-PG 804-21	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	01/18/2022	Sales Price:	N/A
Document #:	228423 BK-PG 753-69	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2021	Loan Amount:	N/A
Document #:	228239 BK-PG 795-250	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	11/07/2019	Loan Amount:	N/A
Document #:	191625 BK-PG 0000000769-0000000310	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	03/28/2018	Loan Amount:	N/A
Document #:	177386 BK-PG 753-69	Loan Type:	New Conventional
TD Due Date:	04/01/2033	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/09/2017	Sales Price:	$95,000
Document #:	172059 BK-PG 89-565	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2017		
Document Type:			

Legal Description:

Abbreviated Description: CCT#6223RDDT080886

Prior Transfer

Recording Date:	06/09/2017	Sales Price:	$95,000
Document #:	BK-PG 89 -565	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 02 Map Ref: 046L
Abbreviated Description: CCT#6223RDDT080886
City/Muni/Twp: WHITEVILLE

Prior Transfer

Recording Date:	10/18/2010	Sales Price:	$27,274
Document #:	116120 BK-PG 624-130	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/03/2010	Loan Amount:	N/A
Document #:	115330 BK-PG 689-266	Loan Type:	New Conventional
TD Due Date:	09/01/2020	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	01/07/2010	Loan Amount:	N/A
Document #:	109983 BK-PG 684-233	Loan Type:	New Conventional
TD Due Date:	02/01/2011	Type Finance:	

Legal Description:

Abbreviated Description: Original BkPg/Doc 48-627

Prior Transfer

Recording Date:	01/06/2010	Sales Price:	$75,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/06/2010	Sales Price:	$75,000
Document #:	BK-PG 48-627	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2005	Loan Amount:	N/A
Document #:	BK-PG 624-130	Loan Type:	New Conventional
TD Due Date:	04/01/2010	Type Finance:	

Legal Description:

Abbreviated Description: Original BkPg/Doc V10-105

Area Sales Analysis

Total Area Sales	$3,099,700	Median # of Bedrooms	
Median Lot Size	20,685 SF	Median # of Baths	1
Median Living Area	1,324 SF	Median Year Built	1962
Price Range - 2 Yrs	$30,000 to $445,000	Age Range	1 years to 126 years
Median Value	$210,000	Median Age	64 years

ICE SiteX Report

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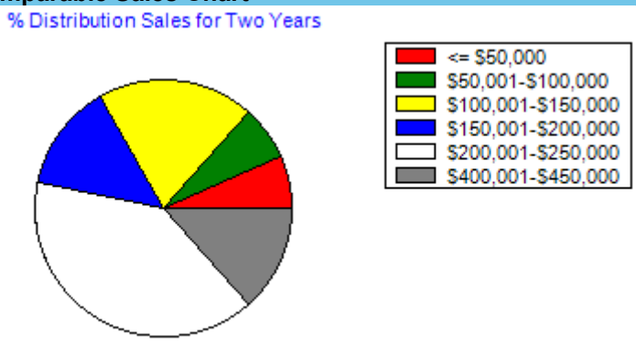
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**215 BASS AVE S** **WHITEVILLE, TN 38075-7592**	04/01/2026	$239,900	$179	1334	//2.25	2024	9,000 SF	
		APN: 045P B 06600 Document #: 247690 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: JEHN SUBDIVISION Phase No: 2 MapRef: MB B PG 577 Abbreviated Description: Lot:5 Subdivision:JEHN SUBDIVISION Phase No:2 Map Ref:MB B PG 577								
2	.15Mi.	**415 SAMMONS ST** **WHITEVILLE, TN 38075-4912**	03/25/2026	$70,000	$38	1842	//1.5	1969	17,877 SF	
		APN: 046L D 01101 Document #: 247596 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 2 Abbreviated Description: District:2								
3	.46Mi.	**139 OAK AVE** **WHITEVILLE, TN 38075-4610**	02/27/2026	$414,000	$191	2157	//2	1900	217,801 SF	
		APN: 046E D 01100 Document #: 247222 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.59Mi.	**345 CROSS AVE** **WHITEVILLE, TN 38075-4810**	01/02/2026	$190,000	$152	1248	//1	1933	20,685 SF	
		APN: 046M A 02500 Document #: 246557 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 2 Abbreviated Description: District:2								
5	.21Mi.	**134 BASS ST N** **WHITEVILLE, TN 38075-7613**	11/25/2025	$110,000	$90	1212	//1	1930	33,396 SF	
		APN: 046L B 01200 Document #: 246155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Abbreviated Description: Lot:1&2 City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE								
6	.14Mi.	**213 SYCAMORE ST** **WHITEVILLE, TN 38075-4823**	09/26/2025	$110,000	$118	929	//1	1960	18,360 SF	
		APN: 046L E 02400 Document #: 245505 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.41Mi.	**50 APPLE TREE CV** **WHITEVILLE, TN 38075-**	09/05/2025	$229,900	$173	1324	//2.25	2025	SF	
		APN: 045P A 00500 Document #: 245296 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: THE ORCHARDS MapRef: CAB A SL 191 Abbreviated Description: Lot:5 Subdivision:THE ORCHARDS Map Ref:CAB A SL 191								
8	.48Mi.	**354 WOODLAND AVE** **WHITEVILLE, TN 38075-4839**	08/28/2025	$229,000	$169	1350	//1	1962	30,000 SF	
		APN: 046M C 00400 Document #: 245181 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 2 Abbreviated Description: Lot:1 District:2 City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE								
9	.31Mi.	**541 E MAIN ST** **WHITEVILLE, TN 38075-4905**	08/22/2025	$210,000	$172	1214	//1	1938	113,256 SF	
		APN: 045I A 00600 Document #: 245099 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 2 Abbreviated Description: District:2								
10	1.36Mi.	**5295 HIGHWAY 179** **WHITEVILLE, TN 38075-5307**	08/21/2025	$445,000	$148	3004	//3	2006	254,827 SF	
		APN: 029 00700 Document #: 245083 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 2 Abbreviated Description: District:2								
11	.36Mi.	**145 CROSS AVE** **WHITEVILLE, TN 38075-4849**	08/12/2025	$148,000	$135	1092	//1	1959	13,430 SF	
		APN: 046M A 01000 Document #: 244986 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.5Mi.	**345 COOPER CV** **WHITEVILLE, TN 38075-4847**	07/18/2025	$189,900	$155	1218	//1	1975	15,000 SF	
		APN: 046M B 03300 Document #: 244677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: COOPERS SUBDIVISION MapRef: MB 3 PG 82 Abbreviated Description: Lot:19 Subdivision:COOPERS SUBDIVISION Map Ref:MB 3 PG 82								
13	.15Mi.	**431 E MAIN ST** **WHITEVILLE, TN 38075-4903**	06/16/2025	$245,000	$104	2340	//2	1970	74,052 SF	
		APN: 046L D 01000 Document #: 244260 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.47Mi.	**145 W MAIN ST** **WHITEVILLE, TN 38075-4855**	04/29/2025	$239,000	$135	1769	//3	1978	87,120 SF	
		APN: 046M A 00200 Document #: 243617 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
15	.12Mi.	**421 MAPLE ST** **WHITEVILLE, TN 38075-4709**	01/24/2025	$30,000	$38	784	//1	1939	19,552 SF	
		APN: 046L C 03500 Document #: 242300 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

ICE SiteX Report

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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.	**404 E MAIN ST**	**06/09/2017**	$152,900	$38,225	1,509	//2	1980	22,625 SF	
.02Mi.	**406 E MAIN ST**	**07/15/2017**	$116,700	$29,175	1,805	//1.5	1948	13,350 SF	
.03Mi.	**318 E MAIN ST**	**02/10/2017**	$227,600	$56,900	2,530	//2	1960	17,100 SF	
.03Mi.	**325 MAPLE ST**	**12/14/2022**	$225,400	$56,350	1,344	//2	1993	40,002 SF	Yes
.04Mi.	**319 MAPLE ST**	**08/20/2008**	$86,000	$21,500	2,111	//2	1943	13,348 SF	
.04Mi.	**410 E MAIN ST**	**06/30/2015**	$126,300	$31,575	2,005	//2	1931	30,100 SF	
.04Mi.	**321 E MAIN ST**	**05/20/2022**	$120,600	$30,150	1,787	//2	1962	14,760 SF	
.05Mi.	**403 E MAIN ST**	**02/07/2023**	$226,000	$56,500	1,571	//2	1947	22,080 SF	
.05Mi.	**403 MAPLE ST**	**07/27/2006**	$93,600	$23,400	2,096	//2	1940	22,733 SF	
.06Mi.	**407 E MAIN ST**	**04/24/2024**	$167,400	$41,850	2,718	//1.5	1930	16,512 SF	
.06Mi.	**310 E MAIN ST**	**04/09/2020**	$99,300	$24,825	1,680	//1	1939	18,000 SF	
.07Mi.	**414 E MAIN ST**	**06/04/2020**	$216,900	$54,225	2,213	//2	1938	11,440 SF	
.07Mi.	**311 E MAIN ST**	**10/13/2022**	$175,300	$43,825	3,534	//2	1900	29,520 SF	
.07Mi.	**309 MAPLE ST**	**09/19/2022**	$96,000	$24,000	1,671	//1	1931	23,800 SF	
.07Mi.	**111 JOHNSTON ST**	**07/30/2025**	$137,100	$34,275	1,702	//2.5	1965	16,290 SF	
.07Mi.	**402 MAPLE ST**	**03/31/1998**	$69,500	$17,375	1,395	//1	1931	20,020 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	40.4 years old	Households:	1,252
Median Household Income:	$54,272	Households w/Family:	60%
Household Income Per Capita:	$25,544	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Hardeman County School District	Students:	3,157
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.44Mi.	**Central High School**	C-	Public	9 - 12
Number of Students: 663				
Student-Teacher Ratio: NA				
0.56Mi.	**Whiteville Elementary School**	C-	Public	PK - 8
Number of Students: 217				
Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **404 E MAIN ST, WHITEVILLE, TN 38075-4902** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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.

ICE SiteX Report

OrderID: 97524175

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	76%	NOTABLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	74%	NOTABLY 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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