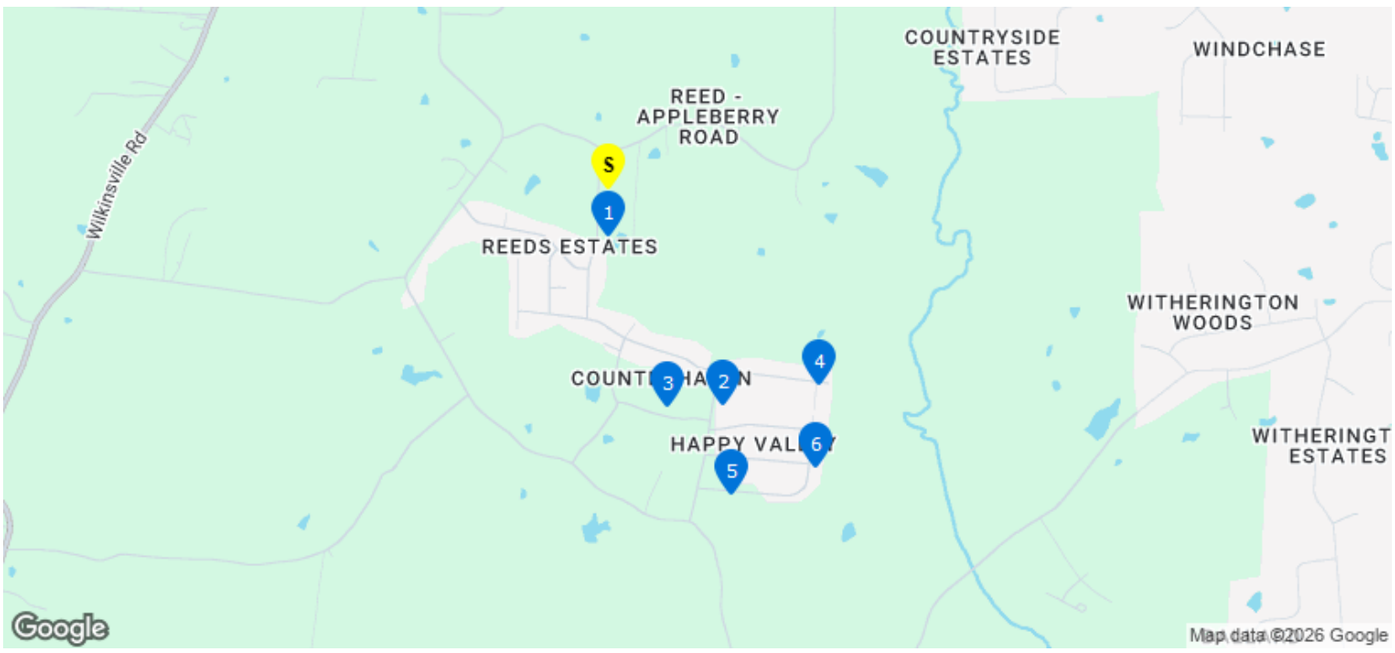
ICE SiteX Report

OrderID: 98761770

SiteX Property Information Report



Subject Property Location

435 DAVID REED DR, MUNFORD, TN 38058-4753

County:	**TIPTON TN**	Census Tract:	0403.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	113E A 01700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$267,890 - $334,110	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2020	Tax Rate Code Area:	84A00
Assd Land Value:	$9,375	Market Land Value:	$37,500	Tax Year:	2025
Assd Improvement:	$59,350	Market Improvment Value:	$237,400	Total Taxable Value:	$1,046
Total Assessed Value:	$68,725	Total Assessor Market Value:	$274,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 37 District: 06 Subdivision: REED EST SEC E Map Ref: 113E
Abbreviated Description: DISTRICT: 06, COUNTY AREA: S53

Property Characteristics

Lot Size:	24,394 SF	Bedrooms:		Pool:	
Building Area:	1820 SF	Baths:	3	Fireplace:	1
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Finished	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2024	Sales Price:	N/A
Document #:	277439 BK-PG 1774-701	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/27/2018	Loan Amount:	N/A
Document #:	217358 BK-PG 0000001774-0000000701	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/25/2018		
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			
Map Ref: 1346507			

Prior Transfer

Recording Date:	09/27/2018	Sales Price:	$165,750
Document #:	217357 BK-PG 1774-699	Type of Sale:	Arms-Length Transfer
Contract Date:	09/25/2018		
Document Type:	Deed		
Legal Description:			
Subdivision: REED EST SEC E			
Abbreviated Description: SINGLE FAMILY			

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Prior Transfer

Recording Date:	05/22/2018	Sales Price:	$150,700
Document #:	213950 BK-PG 1176-17	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/09/2018	Loan Amount:	N/A
Document #:	213550 BK-PG 1759-171	Loan Type:	Conventional
Contract Date:	04/25/2018		
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	05/09/2018	Sales Price:	$110,000
Document #:	213549 BK-PG 1759-168	Type of Sale:	Undetermined Transfer
Contract Date:	04/26/2018		
Document Type:	Deed		
Legal Description:			
Subdivision: REED EST SEC E			

Prior Transfer

Recording Date:	01/10/2005	Sales Price:	$142,977
Document #:	67033 BK-PG 1145-194	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/29/2004	Loan Amount:	N/A
Document #:	BK-PG 1176-17	Loan Type:	
Contract Date:	11/18/2004		
TD Due Date:	11/18/2034	Type Finance:	ADJ
Legal Description:			
Lot: D Map Ref: 0			

Mortgage Record

Recording Date:	06/11/2004	Loan Amount:	N/A
Document #:	BK-PG 1145-194	Loan Type:	
Contract Date:	05/26/2004		
TD Due Date:	05/26/2034	Type Finance:	Fixed Rate
Legal Description:			
Lot: D Map Ref: 0			

Prior Transfer

Recording Date:	06/11/2004	Sales Price:	$139,900
Document #:	BK-PG 1145-192	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
Subdivision: REED EST SEC E			

Area Sales Analysis

Total Area Sales	$1,604,400	Median # of Bedrooms	
Median Lot Size	22,651 SF	Median # of Baths	2
Median Living Area	1,506 SF	Median Year Built	2001
Price Range - 2 Yrs	$157,000 to $320,000	Age Range	5 years to 30 years
Median Value	$281,700	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**305 DAVID REED DR MUNFORD, TN 38058-4753**	06/27/2025	$289,000	$116	2485	//3	2003	42,253 SF	
		APN: 113E A 02100 Document #: 284323 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32 Section: E Subdivision: REEDS ESTATES MapRef: CAB G SL 35 Abbreviated Description: Lot:32 Section:E Subdivision:REEDS ESTATES Map Ref:CAB G SL 35								
2	.18Mi.	**1515 APPLEBERRY RD MUNFORD, TN 38058-8501**	09/08/2025	$230,000	$206	1116	//2	2000	55,321 SF	
		APN: 113E A 00600 Document #: 286277 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Section: A Subdivision: REEDS ESTATES SUBDIVISION MapRef: CAB D SL 130 Abbreviated Description: Lot:6 Section:A Subdivision:REEDS ESTATES SUBDIVISION Map Ref:CAB D SL 130								
3	.23Mi.	**RACHEL SHANKLE DR , TN 38058-**	05/06/2025	$15,000			//		31,363 SF	
		APN: 113E A 05100 Document #: 282916 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 55-A Section: F Subdivision: REEDS ESTATES MapRef: CAB H SL 114 Abbreviated Description: Lot:55-A Section:F Subdivision:REEDS ESTATES Map Ref:CAB H SL 114								
4	.25Mi.	**188 DAVID REED DR MUNFORD, TN 38058-6598**	06/03/2026	$285,000	$177	1608	//3	2005	23,522 SF	
		APN: 113E A 02700 Document #: 292990 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 49 Section: E Subdivision: REEDS ESTATES SUBDIVISION MapRef: CAB G SL 35 Abbreviated Description: Lot:49 Section:E Subdivision:REEDS ESTATES SUBDIVISION Map Ref:CAB G SL 35								

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5	.36Mi.	**483 RACHEL SHANKLE DR** **MUNFORD, TN 38058-8878**	12/17/2025	$299,000	$113	2650	//3	2006	26,136 SF

APN: 113E A 07900 Document #: 288824
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: REEDS ESTATES SUBDIVISION MapRef: CAB H SL 124 Abbreviated Description: Lot:98 Subdivision:REEDS ESTATES SUBDIVISION Map Ref:CAB H SL 124City/Muni/Twp:CITY OF MUNFORD City/Muni/Twp: CITY OF MUNFORD

6	.39Mi.	**544 RACHEL SHANKLE DR** **MUNFORD, TN 38058-2801**	03/19/2026	$317,000	$153	2067	//3.5	2006	29,621 SF

APN: 113E A 06900 Document #: 290871
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 87 Section: H Subdivision: REED ESTATES SUBDIVISION MapRef: CAB H SL 124 Abbreviated Description: Lot:87 Section:H Subdivision:REED ESTATES SUBDIVISION Map Ref:CAB H SL 124

7	.39Mi.	**288 W RAE DR** **MUNFORD, TN 38058-1639**	11/19/2025	$299,900	$192	1564	//2.5	2006	25,265 SF

APN: 113E A 06800 Document #: 288171
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 86 Section: H Subdivision: REEDS ESTATES SUBDIVISION MapRef: CAB H SL 124 Abbreviated Description: Lot:86 Section:H Subdivision:REEDS ESTATES SUBDIVISION Map Ref:CAB H SL 124

8	.43Mi.	**37 N WYATT SHANKLE CV** **MUNFORD, TN 38058-1647**	03/31/2026	$294,000	$193	1522	//2.5	2014	28,314 SF

APN: 113E A 09600 Document #: 291236
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 139 Section: 1 Subdivision: REED ESTATES SUBDIVISION MapRef: CAB H SL 531 Abbreviated Description: Lot:139 Section:1 Subdivision:REED ESTATES SUBDIVISION Map Ref:CAB H SL 531

9	.45Mi.	**217 W RAE DR** **MUNFORD, TN 38058-1640**	09/24/2026	$314,000	$136	2310	//3.3	2005	27,443 SF

APN: 113E A 08300 Document #: 296008
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 83 Section: H Subdivision: REED ESTATES SUBDIVISION MapRef: CAB H SL 124 Abbreviated Description: Lot:83 Section:H Subdivision:REED ESTATES SUBDIVISION Map Ref:CAB H SL 124

10	.57Mi.	**511 RAE DR** **MUNFORD, TN 38058-1627**	06/02/2025	$318,500	$184	1728	//2.5	2001	44,867 SF

APN: 113M B 00600 Document #: 283577
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Section: A Subdivision: COUNTRYHAVEN SUBDIVISION MapRef: CAB D SL 30 Abbreviated Description: Lot:6 Section:A Subdivision:COUNTRYHAVEN SUBDIVISION Map Ref:CAB D SL 30

11	.63Mi.	**128 MCCULLOUGH CIR** **MUNFORD, TN 38058-8587**	10/09/2025	$200,000	$98	2035	//2.5	2000	60,984 SF

APN: 113C B 02100 Document #: 287230
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 54 Section: E Subdivision: CAMPGROUND ACRES MapRef: CAB E SL 162 Abbreviated Description: Lot:54 Section:E Subdivision:CAMPGROUND ACRES Map Ref:CAB E SL 162

12	.65Mi.	**194 RUTH SHANKLE DR** **MUNFORD, TN 38058-4699**	07/03/2025	$285,000	$188	1520	//2.3	2000	67,082 SF

APN: 113M B 01400 Document #: 284488
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Section: A District: 6TH Subdivision: COUNTRYHAVEN SUBDIVISION MapRef: CAB D SL 30 Abbreviated Description: Lot:14 Section:A District:6TH Subdivision:COUNTRYHAVEN SUBDIVISION Map Ref:CAB D SL 30

13	.68Mi.	**4366 CAMPGROUND RD** **MUNFORD, TN 38058-3454**	02/06/2026	$399,900	$131	3050	//3.5	1999	35,719 SF

APN: 094N A 03200 Document #: 289732
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Section: D Subdivision: CAMPGROUND ACRE SUBDIVISION MapRef: CAB E SL 94 Abbreviated Description: Lot:32 Section:D Subdivision:CAMPGROUND ACRE SUBDIVISION Map Ref:CAB E SL 94

14	.69Mi.	**75 DAVIDSON RD** **DRUMMONDS, TN 38023-6534**	07/28/2026	$258,000	$209	1232	//2	1986	43,560 SF

APN: 113 01100 Document #: 294478
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: MORROW SUBDIVISION MapRef: CAB 49 SL A Abbreviated Description: Lot:1 Subdivision:MORROW SUBDIVISION Map Ref:CAB 49 SL A

15	.7Mi.	**381 HANNAH MARIE DR** **MUNFORD, TN 38058-4698**	06/25/2025	$278,400	$187	1491	//2	1998	22,651 SF

APN: 113M A 00700 Document #: 284243
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 112 Section: E Subdivision: HAPPY VALLEY SUBDIVISION MapRef: CAB D SL 21 Abbreviated Description: Lot:112 Section:E Subdivision:HAPPY VALLEY SUBDIVISION Map Ref:CAB D SL 21

16	.74Mi.	**3053 DRUMMONDS RD** **MUNFORD, TN 38058-8536**	12/04/2025	$355,000	$131	2704	//3.3	1999	41,818 SF

APN: 094N A 02100 Document #: 288515
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21 Section: C Subdivision: CAMPGROUND ACRES SUBDIVISION MapRef: CAB E SL 82 Abbreviated Description: Lot:21 Section:C Subdivision:CAMPGROUND ACRES SUBDIVISION Map Ref:CAB E SL 82

17	.75Mi.	**2871 DRUMMONDS RD** **MUNFORD, TN 38058-8560**	06/27/2025	$325,000	$190	1707	//3	2006	66,647 SF

APN: 094N A 02800 Document #: 284329
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Section: C Subdivision: CAMPGROUND ACRES SUBDIVISION MapRef: MB E PG 82 Abbreviated Description: Lot:28 Section:C Subdivision:CAMPGROUND ACRES SUBDIVISION Map Ref:MB E PG 82

18	.82Mi.	**80 HEATHER LN** **DRUMMONDS, TN 38023-6568**	07/30/2026	$499,000	$181	2760	//4	2017	87,556 SF

APN: 113C A 03800 Document #: 294548
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

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Legal: Lot: 38 Subdivision: CAMPGROUND ESTATES MapRef: CAB E SL 112B Abbreviated Description: Lot:38 Subdivision:CAMPGROUND ESTATES Map Ref:CAB E SL 112B

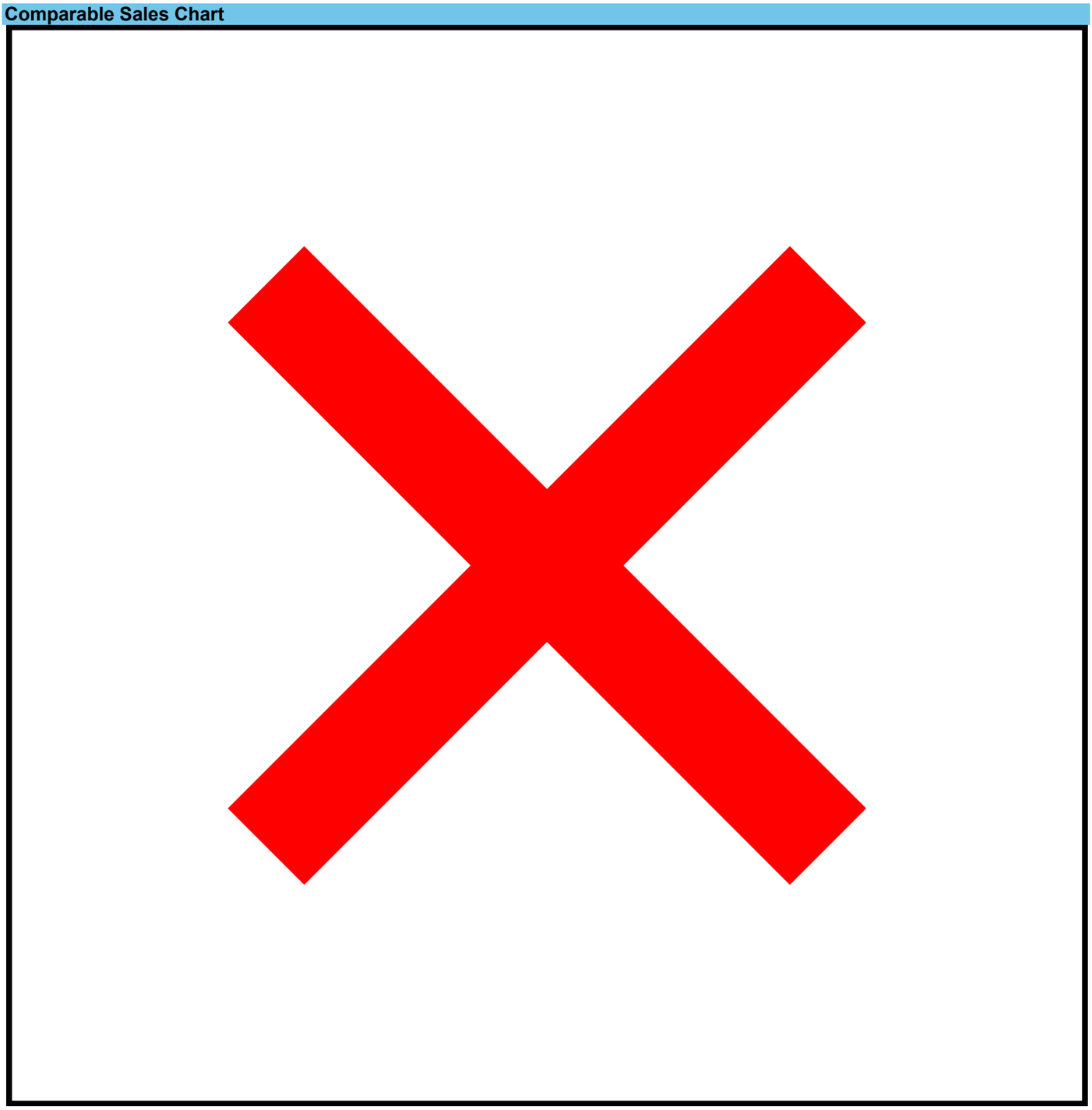
19	.84Mi.	**131 RAE DR** **MUNFORD, TN 38058-1613**	10/17/2025	$282,000	$185	1528	//2	1996	36,155 SF

APN: 112P A 01900 Document #: 287403
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 100 Section: D Subdivision: HAPPY VALLEY SUBDIVISION MapRef: CAB C SL 187 Abbreviated Description: Lot:100 Section:D Subdivision:HAPPY VALLEY SUBDIVISION Map Ref:CAB C SL 187

20	.9Mi.	**3445 DRUMMONDS RD** **DRUMMONDS, TN 38023-5566**	07/09/2026	$320,000	$179	1786	//2	1993	43,560 SF

APN: 113C A 00300 Document #: 293977
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CAMPGROUND ESTATES SUBDIVISION MapRef: CAB C SL 126 Abbreviated Description: Lot:3 Subdivision:CAMPGROUND ESTATES SUBDIVISION Map Ref:CAB C SL 126

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.	**435 DAVID REED DR**	**09/25/2018**	$274,900	$68,725	1,820	//3	2003	24,394 SF	
.03Mi.	**409 DAVID REED DR**	**03/23/2022**	$243,700	$60,925	1,360	//2.5	2002	23,522 SF	
.03Mi.	**463 DAVID REED DR**	**05/24/2022**	$282,700	$70,675	1,803	//3.5	2003	26,136 SF	
.04Mi.	**418 DAVID REED DR**	**04/17/2024**	$293,900	$73,475	2,052	//3	2004	23,522 SF	
.04Mi.	**448 DAVID REED DR**	**12/19/2012**	$238,700	$59,675	1,477	//2.5	2003	26,136 SF	
.05Mi.	**387 DAVID REED DR**	**07/17/2012**	$274,000	$68,500	1,583	//2.3	2002	23,522 SF	
.06Mi.	**1311 APPLEBERRY RD**	**05/06/2019**	$199,400	$49,850	1,428	//2	2000	23,958 SF	
.06Mi.	**392 DAVID REED DR**	**01/25/2016**	$260,200	$65,050	1,690	//2	2005	24,394 SF	
.06Mi.	**1277 APPLEBERRY RD**	**03/27/2014**	$191,500	$47,875	1,242	//2	1997	26,572 SF	
.07Mi.	**1335 APPLEBERRY RD**	**09/12/2003**	$176,300	$44,075	1,133	//2	1999	23,087 SF	
.08Mi.	**1361 APPLEBERRY RD**	**07/19/2010**	$201,800	$50,450	1,150	//2	1999	30,492 SF	
.08Mi.	**1259 APPLEBERRY RD**	**03/31/2005**	$234,000	$58,500	1,440	//2	1997	1 SF	
.08Mi.	**356 DAVID REED DR**	**03/28/2017**	$329,200	$82,300	2,311	//2.5	2003	31,799 SF	
.09Mi.	**337 DAVID REED DR**	**04/03/2024**	$277,400	$69,350	1,728	//2.5	2004	40,075 SF	
.1Mi.	**1286 APPLEBERRY RD**	**04/09/2018**	$132,100	$33,025	1,270	//1	1981	22,216 SF	
.1Mi.	**1314 APPLEBERRY RD**	**04/30/2010**	$125,500	$31,375	1,165	//1.5	1981	21,344 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	38.7 years old	Households:	3,346
Median Household Income:	$83,840	Households w/Family:	79%
Household Income Per Capita:	$32,228	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Tipton County School District	Students:	9,975
Number of Schools:	14	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.67Mi.	**Munford Middle School** Number of Students: 910 Student-Teacher Ratio: NA	C+	Public	6 - 8
3.68Mi.	**Munford High School** Number of Students: 1,262 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
2.53Mi.	**Drummonds Elementary School** Number of Students: 728 Student-Teacher Ratio: NA	B-	Public	PK - 5

Flood Report

The Subject Property of **435 DAVID REED DR, MUNFORD, TN 38058-4753** 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	135%	NOTABLY HIGHER
BURGLARY	150%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	129%	HIGHER
OVERALL	109%	SIMILAR

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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