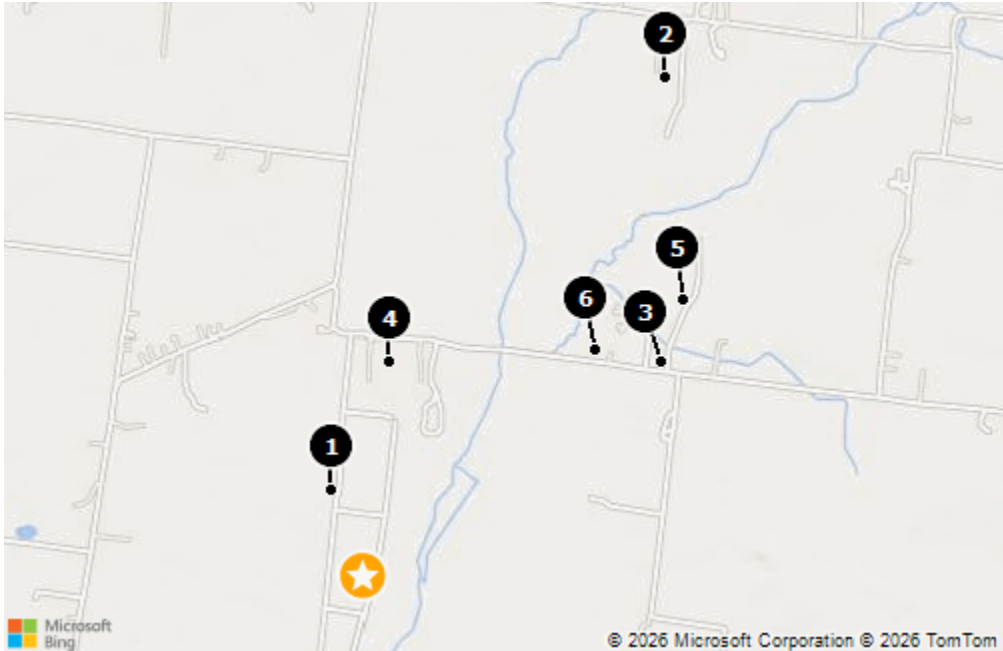


SiteX Property Information Report



Subject Property Location

451 DAVIS LN, BELL BUCKLE, TN 37020-4884			
County:	BEDFORD TN	Census Tract:	470039502.011023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	024E B 05500	Thomas Bros Pg-Grid:	

Valuation

Value:	\$338,000	FSD:	10	Common Confidence Score:	65
Value Range:	\$304,200 - \$371,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	02A00
Assd Land Value:	\$11,750	Market Land Value:	\$47,000	Tax Year:	2025
Assd Improvement:	\$30,200	Market Improvement Value:	\$120,800	Total Taxable Value:	\$975
Total Assessed Value:	\$41,950	Total Assessor Market Value:	\$167,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 59 District: 09 Subdivision: PEPPER HILL EST SUB SEC II Map Ref: 024L
Abbreviated Description: DISTRICT: 09, COUNTY AREA: H04

Property Characteristics

Lot Size:	1.070 AC	Bedrooms:		Pool:	
Building Area:	1224 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	K
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/24/2024	Loan Amount:	N/A
Document #:	24007064 BK-PG TD1134-26	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			
Lot: 59 Section: 2 Subdivision: PEPPER HILL ESTATES			

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	24000244 BK-PG TD1067-186	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/04/2024	Loan Amount:	N/A
Document #:	24000117 BK-PG TD1106-701	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			
Lot: 59 Section: 2 Subdivision: FINAL PLAT PEPPER HILL ESTATES			

Mortgage Record

Recording Date:	09/28/2022	Loan Amount:	N/A
Document #:	22007991 BK-PG TD1067-186	Loan Type:	VA
TD Due Date:	10/01/2052	Type Finance:	



ICE SiteX Report

OrderID: 98207006

Legal Description:
Lot: 59 Section: 2 Subdivision: PEPPER HILL ESTATES

Mortgage Record			
Recording Date:	11/13/2020	Loan Amount:	N/A
Document #:	20008930 BK-PG TD982-956	Loan Type:	VA
TD Due Date:	12/01/2050	Type Finance:	
Legal Description: Lot: 59 Section: 2 Subdivision: PEPPER HILL ESTATES			

Prior Transfer			
Recording Date:	03/16/2020	Sales Price:	N/A
Document #:	20002020 BK-PG TD926-499	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	03/03/2020	Sales Price:	\$186,000
Document #:	20001685 BK-PG D356-172	Type of Sale:	Full Amount on Deed
Contract Date:	02/28/2020		
Document Type:			
Legal Description: Lot: 59 Section: 2 Subdivision: PEPPER HILL ESTATES Map Ref: CAB B ENV 211			

Prior Transfer			
Recording Date:	02/28/2020	Sales Price:	\$186,000
Document #:	BK-PG 356 -172	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description: Lot: 59 District: 09 Subdivision: PEPPER HILL EST SUB SEC II Map Ref: 024L Abbreviated Description: DISTRICT: 09, COUNTY AREA: H04			

Prior Transfer			
Recording Date:	04/11/2019	Sales Price:	N/A
Document #:	19002371 BK-PG TD867-431	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	03/20/2019	Sales Price:	N/A
Document #:	19001771 BK-PG D349-522	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/09/2019		
Document Type:			
Legal Description: Lot: 59 Section: 2 Subdivision: PLAN OF PEPPER HILL ESTATES Map Ref: CAB B ENV 211			

Prior Transfer			
Recording Date:	12/01/2016	Sales Price:	\$103,632
Document #:	16007158 BK-PG TD720-744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record			
Recording Date:	10/28/2016	Loan Amount:	N/A
Document #:	16006406 BK-PG 867-431	Loan Type:	New Conventional
TD Due Date:	11/01/2046	Type Finance:	
Legal Description:			

Prior Transfer			
Recording Date:	10/28/2016	Sales Price:	\$140,000
Document #:	16006405 BK-PG 334-531	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2016		
Document Type:			
Legal Description: Lot: 59 Subdivision: PEPPER HILL EST SUB SEC II			

Prior Transfer			
Recording Date:	08/24/2009	Sales Price:	\$73,800
Document #:	09005180 BK-PG TD545-394	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record			
Recording Date:	08/03/2009	Loan Amount:	N/A
Document #:	BK-PG TD720-744	Loan Type:	
TD Due Date:	07/30/2039	Type Finance:	
Legal Description:			

Prior Transfer			
Recording Date:	07/30/2009	Sales Price:	\$97,500
Document #:	BK-PG D296-285	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description: Lot: 59 Subdivision: PEPPER HILL EST SUB SEC II			



ICE SiteX Report

OrderID: 98207006

Mortgage Record

Recording Date:	04/13/2004	Loan Amount:	N/A
Document #:	BK-PG TD545-394	Loan Type:	
TD Due Date:	04/09/2011	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	04/13/2004	Sales Price:	\$76,400
Document #:	BK-PG D261-696	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
Lot: 59 Subdivision: PEPPER HILL EST SUB SEC II			

Mortgage Record

Recording Date:	11/05/2003	Loan Amount:	N/A
Document #:	BK-PG TD530-505	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			

Area Sales Analysis

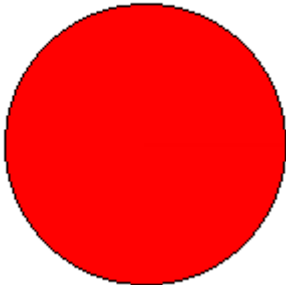
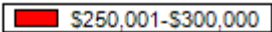
Total Area Sales	\$2,448,900	Median # of Bedrooms	
Median Lot Size	60,766 SF	Median # of Baths	2
Median Living Area	1,379 SF	Median Year Built	2005
Price Range - 2 Yrs	\$262,000 to \$600,400	Age Range	6 years to 33 years
Median Value	\$356,250	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	212 CAYENNE RD BELL BUCKLE, TN 37020-4862 APN: 024E A 01100 Document #: 26004041 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: PEPPER HILL SUBDIVISION MapRef: CAB PLB1 PG 25 Abbreviated Description: Lot:11 Subdivision:PEPPER HILL SUBDIVISION Map Ref:CAB PLB1 PG 25	06/02/2026	\$340,000	\$283	1200	//2	2000	44,867 SF	
2	1.41Mi.	108 AUTUMN COVE RD BELL BUCKLE, TN 37020-2000 APN: 012 02722 Document #: 26003847 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: AUTUMN COVE MapRef: CAB E2 ENV 321 Abbreviated Description: Lot:5 Subdivision:AUTUMN COVE Map Ref:CAB E2 ENV 321	05/27/2026	\$600,400	\$268	2238	//2	2020	56,193 SF	
3	.89Mi.	101 ANDERSON CREEK RD BELL BUCKLE, TN 37020-4902 APN: 023A B 01600 Document #: 26003512 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 9 Subdivision: ANDERSON CREEK ESTATES MapRef: MB PLE1 PG 78 Abbreviated Description: Lot:1 District:9 Subdivision:ANDERSON CREEK ESTATES Map Ref:MB PLE1 PG 78	05/13/2026	\$560,000	\$400	1400	//2	2011	86,685 SF	
4	.53Mi.	787 PEPPER HILL RD BELL BUCKLE, TN 37020-4810 APN: 024D A 00100 Document #: 26002175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: PEPPER HILL ESTATES ANNEX MapRef: CAB B1 ENV 54 Abbreviated Description: Lot:87 Subdivision:PEPPER HILL ESTATES ANNEX Map Ref:CAB B1 ENV 54	03/30/2026	\$372,500	\$167	2230	//2	2000	71,003 SF	
5	1Mi.	125 ANDERSON CREEK RD BELL BUCKLE, TN 37020-4902 APN: 023A B 01200 Document #: 25007328 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 District: 9 Subdivision: ANDERSON CREEK ESTATES MapRef: MB PLE1 PG 78 Abbreviated Description: Lot:5 District:9 Subdivision:ANDERSON CREEK ESTATES Map Ref:MB PLE1 PG 78	10/30/2025	\$262,000	\$218	1200	//2.25	2014	65,340 SF	
6	.78Mi.	640 PEPPER HILL RD BELL BUCKLE, TN 37020-4809 APN: 024 01103 Document #: 25005266 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PEPPER HILL ACRES SUBDIVISION MapRef: CAB A ENV 130 Abbreviated Description: Lot:2 Subdivision:PEPPER HILL ACRES SUBDIVISION Map Ref:CAB A ENV 130	08/01/2025	\$314,000	\$231	1358	//2	1993	31,363 SF	

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 98207006

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.	451 DAVIS LN	02/28/2020	\$167,800	\$41,950	1,224	//2	2004	1 SF	
.02Mi.	441 DAVIS LN	09/26/2005	\$165,600	\$41,400	1,224	//2	2005	1 SF	
.03Mi.	455 DAVIS LN	09/30/2005	\$158,600	\$39,650	1,200	//2	2004	1 SF	
.05Mi.	317 CAYENNE RD	05/30/2008	\$176,300	\$44,075	1,200	//2	2003	1 SF	
.06Mi.	321 CAYENNE RD	06/28/2016	\$159,800	\$39,950	1,200	//2	2003	1 SF	
.06Mi.	313 CAYENNE RD	09/15/2020	\$176,700	\$44,175	1,200	//2	2002	1 SF	
.06Mi.	459 DAVIS LN	02/26/2015	\$175,900	\$43,975	1,200	//2	2005	1 SF	
.06Mi.	448 DAVIS LN	10/06/2005	\$212,400	\$53,100	1,224	//2	2005	3 SF	
.07Mi.	301 SAGE LN	10/15/2021	\$158,300	\$39,575	1,200	//2	2006	2 SF	
.08Mi.	309 CAYENNE RD	12/12/2013	\$159,000	\$39,750	1,200	//2	2002	1 SF	
.09Mi.	463 DAVIS LN	10/28/2015	\$175,200	\$43,800	1,440	//2	2005	1 SF	
.1Mi.	460 DAVIS LN	03/26/2021	\$177,800	\$44,450	1,224	//2	2005	1 SF	
.11Mi.	305 CAYENNE RD	04/15/2019	\$165,500	\$41,375	1,185	//2	2003	1 SF	
.11Mi.	318 CAYENNE RD	10/23/2023	\$152,800	\$38,200	1,200	//2	2002	1 SF	
.11Mi.	322 CAYENNE RD	05/21/2015	\$178,900	\$44,725	1,250	//2	2004	1 SF	
.12Mi.	314 CAYENNE RD	07/03/2019	\$161,500	\$40,375	1,200	//2	2002	1 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	86%
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Demographics & Income

Median Age:	37.5 years old	Households:	2,427
Median Household Income:	\$86,592	Households w/Family:	78%
Household Income Per Capita:	\$35,966	Households w/Family Married:	64%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	Bedford County School District	Students:	9,042
Number of Schools:	15	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.21Mi.	Community Elementary School	B+	Public	KG - 5
Number of Students: 650				
Student-Teacher Ratio: NA				
2.85Mi.	Community High School	B-	Public	9 - 12
Number of Students: 545				
Student-Teacher Ratio: NA				
3.24Mi.	Community Middle School	C	Public	6 - 8
Number of Students: 365				
Student-Teacher Ratio: NA				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	23%	SIGNIFICANTLY LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	14%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	66%	NOTABLY LOWER
OVERALL	84%	LOWER

Disaster Alerts

4/2/2025 - Severe Tornadoes, 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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