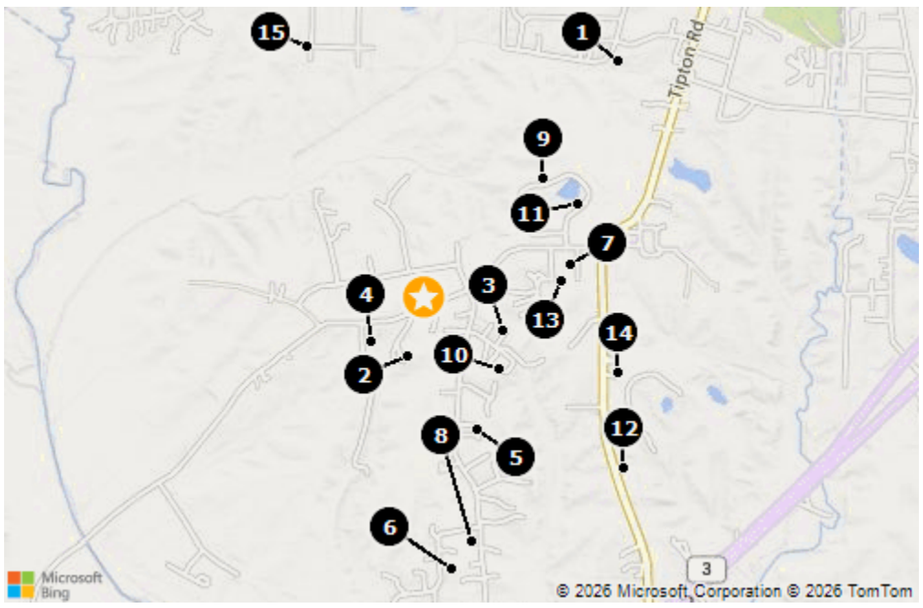
ICE SiteX Report

OrderID: 97974335

SiteX Property Information Report



Subject Property Location

520 MCCORMICK RD, MUNFORD, TN 38058-4646

County:	**TIPTON TN**	Census Tract:	471670403.031039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	112 07503	Thomas Bros Pg-Grid:	

Valuation

Value:	**$563,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$472,920 - $653,080	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2020	Tax Rate Code Area:	84A08
Assd Land Value:	$10,325	Market Land Value:	$41,300	Tax Year:	2025
Assd Improvement:	$115,600	Market Improvment Value:	$462,400	Total Taxable Value:	
Total Assessed Value:	$125,925	Total Assessor Market Value:	$503,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 06 Subdivision: BROWN MCCORMICK RD Map Ref: 112

Abbreviated Description:	DISTRICT: 06, COUNTY AREA: S60
City/Muni/Twp:	MUNFORD

Property Characteristics

Lot Size:	1.510 AC	Bedrooms:		Pool:	Yes
Building Area:	3802 SF	Baths:	4.25	Fireplace:	1
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Mixed	Heating:	Yes
Number of Stories:	1	Number of Cars:	6	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2023	Sales Price:	N/A
Document #:	265526 BK-PG 1919-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2022	Sales Price:	N/A
Document #:	259088 BK-PG 1898-152	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2021	Sales Price:	$500,000
Document #:	248567 BK-PG 1918-1027	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2021		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: BROWN MCCORMICK ROAD MINOR SUBDIVISION Map Ref: CAB F SL 136-B

Prior Transfer

Recording Date:	08/25/2021	Sales Price:	$500,000
Document #:	BK-PG 1918 -1027	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 1 District: 06 Subdivision: BROWN MCCORMICK RD Map Ref: 112
Abbreviated Description: DISTRICT: 06, COUNTY AREA: S60
City/Muni/Twp: MUNFORD

Prior Transfer

Recording Date:	04/29/2021	Sales Price:	$470,000
Document #:	244309 BK-PG 1898-150	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2021		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BROWN MCCORMICK ROAD MINOR SUBDIVISION Map Ref: CAB F SL 136-B

Prior Transfer

Recording Date:	04/19/2021	Sales Price:	$470,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/05/2020	Sales Price:	N/A
Document #:	237589 BK-PG 1571-27	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/21/2020	Sales Price:	N/A
Document #:	237118 BK-PG 1624-877	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2020	Sales Price:	$280,000
Document #:	237006 BK-PG 1861-669	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2020		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BROWN MCCORNICK ROAD MINOR SUBDIVISION Map Ref: CAB F SL 136-B

Mortgage Record

Recording Date:	05/30/2014	Loan Amount:	N/A
Document #:	177126 BK-PG 1624-877	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/14/2013	Sales Price:	$272,092
Document #:	163472 BK-PG 1509-868	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2012	Loan Amount:	N/A
Document #:	162082 BK-PG 1571-27	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/09/2011	Sales Price:	$247,000
Document #:	147055 BK-PG 1040-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/06/2011	Loan Amount:	N/A
Document #:	BK-PG 1509-868	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/10/2003	Loan Amount:	N/A
Document #:	BK-PG 1047-634	Loan Type:	
TD Due Date:	02/03/2013	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	12/31/2002	Loan Amount:	N/A
Document #:	BK-PG 1040-282	Loan Type:	
TD Due Date:	12/27/2018	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/31/2002	Sales Price:	$260,000
Document #:	BK-PG 1040-280	Type of Sale:	Full Amount on Deed
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 0001 Subdivision: BROWN MCCORMICK RD

Mortgage Record

Recording Date:	07/31/2001	Loan Amount:	N/A
Document #:	BK-PG 954-417	Loan Type:	
TD Due Date:	07/20/2002	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$6,480,500	Median # of Bedrooms	
Median Lot Size	48,352 SF	Median # of Baths	3.5
Median Living Area	2,850 SF	Median Year Built	1997
Price Range - 2 Yrs	$246,000 to $600,000	Age Range	7 years to 58 years
Median Value	$440,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.8Mi.	**434 WEST DR** **MUNFORD, TN 38058-6612**	07/15/2026	$325,000	$162	1995	//2.5	1987	84,507 SF	
		APN: 112F A 01300 Document #: 294142 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Section: A Subdivision: MUNFORD ESTATES SUBDIVISION MapRef: CAB B SLS 71 & 72 Abbreviated Description: Lot:32 Section:A Subdivision:MUNFORD ESTATES SUBDIVISION Map Ref:CAB B SLS 71 & 72								
2	.14Mi.	**549 MCCORMICK RD** **MUNFORD, TN 38058-4647**	06/19/2026	$600,000	$109	5500	//4	1991	297,952 SF	Yes
		APN: 112 07505 Document #: 293441 Document Type: Price Code: V Land Use: Single Family Residential Legal: District: 6TH Abbreviated Description: District:6TH								
3	.23Mi.	**72 MARGARET PL** **MUNFORD, TN 38058-4739**	06/05/2026	$375,000	$177	2117	//3	1997	48,352 SF	
		APN: 112N A 01400 Document #: 293029 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: B Section: B Subdivision: WITHERINGTON ESTATES SUBDIVISION MapRef: CAB C SL 148 Abbreviated Description: Lot:14 Block:B Section:B Subdivision:WITHERINGTON ESTATES SUBDIVISION Map Ref:CAB C SL 148								
4	.17Mi.	**52 GREEN MEADOWS BLVD** **MUNFORD, TN 38058-2502**	06/04/2026	$550,000	$189	2907	//3.25	2017	47,481 SF	
		APN: 112O B 01000 Document #: 292999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: VILLAGE AT GREEN MEADOWS Phase No: 2 MapRef: CAB H PG 1038 Abbreviated Description: Lot:10 Subdivision:VILLAGE AT GREEN MEADOWS Phase No:2 Map Ref:CAB H PG 1038								
5	.38Mi.	**878 CHARLES PL** **MUNFORD, TN 38058-4734**	05/27/2026	$455,000	$138	3288	//3.5	1997	58,806 SF	
		APN: 112N A 03800 Document #: 292784 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Section: D Subdivision: WITHERINGTON ESTATES MapRef: CAB C SL 150 Abbreviated Description: Lot:38 Section:D Subdivision:WITHERINGTON ESTATES Map Ref:CAB C SL 150								
6	.72Mi.	**632 CULLUM RD** **MUNFORD, TN 38058-4608**	04/29/2026	$384,000	$150	2547	//2.5	1990	87,120 SF	
		APN: 127 00231 Document #: 291970 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: B Section: B Subdivision: BALLARD SUBDIVISION MapRef: CAB B SL 153 Abbreviated Description: Lot:32 Block:B Section:B Subdivision:BALLARD SUBDIVISION Map Ref:CAB B SL 153								
7	.4Mi.	**43 TIPTON RIDGE CV** **MUNFORD, TN 38058-6925**	04/14/2026	$420,000	$132	3169	//3.5	2005	16,988 SF	
		APN: 112N C 00600 Document #: 291547 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TIPTON RIDGE SUBDIVISION MapRef: MB H PG 117 Abbreviated Description: Lot:12 Subdivision:TIPTON RIDGE SUBDIVISION Map Ref:MB H PG 117								
8	.66Mi.	**595 CHARLES PL** **MUNFORD, TN 38058-4657**	03/24/2026	$401,500	$245	1636	//2.5	1991	94,961 SF	
		APN: 127 00229 Document #: 291031 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Section: B Subdivision: BALLARD SUBDIVISION MapRef: CAB B SL 153 Abbreviated Description: Lot:30 Section:B Subdivision:BALLARD SUBDIVISION Map Ref:CAB B SL 153								
9	.45Mi.	**310 WOOTEN OAKS CIR** **MUNFORD, TN 38058-4784**	02/18/2026	$485,000	$170	2850	//3.5	2017	17,424 SF	
		APN: 112K A 01600 Document #: 290027 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: WOOTEN OAKS SUBDIVISION MapRef: CAB H SL 428 Abbreviated Description: Lot:16 Subdivision:WOOTEN OAKS SUBDIVISION Map Ref:CAB H SL 428								
10	.29Mi.	**99 MARGARET PL** **MUNFORD, TN 38058-4730**	11/17/2025	$489,000	$146	3336	//4.5	1995	113,256 SF	
		APN: 112N A 01600 Document #: 288116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Section: B Subdivision: WITHERINGTON ESTATES SUBDIVISION MapRef: CAB C SL 194B Abbreviated Description: Lot:16 Section:B Subdivision:WITHERINGTON ESTATES SUBDIVISION Map Ref:CAB C SL 194B								
11	.48Mi.	**117 WOOTEN OAKS CIR** **MUNFORD, TN 38058-4805**	11/03/2025	$575,000	$180	3186	//3.5	2019	20,473 SF	
		APN: 112K A 03500 Document #: 287788 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 35 Subdivision: WOOTEN OAKS SUBDIVISION MapRef: CAB H SL 428 Abbreviated Description: Lot:35 Subdivision:WOOTEN OAKS SUBDIVISION Map Ref:CAB H SL 428

12	.7Mi.	**1512 TIPTON RD** **MUNFORD, TN 38058-4736**	09/12/2025	$285,000	$139	2040	//2	1968	54,015 SF	

APN: 127 02101 Document #: 286455
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.36Mi.	**76 CARLYLE PL** **MUNFORD, TN 38058-4742**	09/08/2025	$440,000	$129	3403	//5	2005	27,443 SF	

APN: 112N C 01300 Document #: 286289
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Section: B Subdivision: TIPTON RIDGE MapRef: CAB H SL 117 Abbreviated Description: Lot:10 Section:B Subdivision:TIPTON RIDGE Map Ref:CAB H SL 117

14	.55Mi.	**1252 TIPTON RD** **MUNFORD, TN 38058-4745**	09/05/2025	$246,000	$159	1540	//2	1983	43,560 SF	

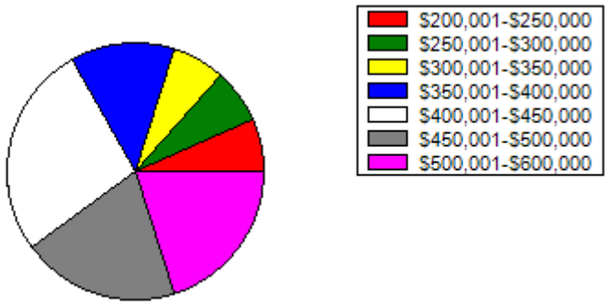
APN: 112 07202 Document #: 286213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 6TH Subdivision: JOHN T CRAIG PROPERTY Abbreviated Description: District:6TH Subdivision:JOHN T CRAIG PROPERTY

15	.73Mi.	**308 WINDY OAKS DR** **MUNFORD, TN 38058-5908**	07/16/2025	$450,000	$174	2572	//3.5	2004	22,216 SF	Yes

APN: 112B A 04500 Document #: 284850
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Section: B Subdivision: WINDCHASE SUBDIVISION MapRef: CAB G SL 162 Abbreviated Description: Lot:45 Section:B Subdivision:WINDCHASE SUBDIVISION Map Ref:CAB G SL 162

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**520 MCCORMICK RD**	**08/25/2021**	$503,700	$125,925	3,802	//4.25	1996	2 SF	Yes
.04Mi.	**558 MCCORMICK RD**	**09/08/2006**	$130,300	$32,575	1,050	//1	1971	1 SF	
.04Mi.	**480 MCCORMICK RD**	**11/17/2014**	$305,200	$76,300	2,239	//2.5	2001	31,363 SF	
.05Mi.	**67 KATE MCCLANAHAN DR**	**05/20/2022**	$367,000	$91,750	2,901	//3	1999	1 SF	Yes
.05Mi.	**173 KATE MCCLANAHAN DR**	**10/29/1999**	$463,300	$115,825	3,364	//3.25	2000	3 SF	Yes
.08Mi.	**1287 CHARLES PL**	**06/27/2007**	$439,200	$109,800	3,138	//3.25	2000	2 SF	Yes
.08Mi.	**445 MCCORMICK RD**	**05/28/1998**	$313,200	$78,300	2,429	//2.5	1998	1 SF	
.09Mi.	**195 KATE MCCLANAHAN DR**	**01/29/2014**	$421,600	$105,400	2,452	//3.25	2001	1 SF	Yes
.1Mi.	**16 JAMES DREW DR**	**09/10/1999**	$421,300	$105,325	2,898	//3.25	2000	2 SF	Yes
.1Mi.	**525 MCCORMICK RD**	**06/20/2001**	$499,200	$124,800	2,897	//3.25	1985	6 SF	Yes
.11Mi.	**1335 CHARLES PL**	**01/29/2018**	$524,800	$131,200	3,305	//3.5	2000	1 SF	
.11Mi.	**417 MCCORMICK RD**	**02/07/2025**	$322,800	$80,700	2,682	//2.5	1998	35,284 SF	
.11Mi.	**215 KATE MCCLANAHAN DR**	**07/22/2009**	$525,200	$131,300	3,022	//4	2000	1 SF	Yes
.11Mi.	**1153 CHARLES PL**	**10/22/2018**	$364,200	$91,050	3,046	//3	1995	2 SF	Yes
.12Mi.	**43 JAMES DREW DR**	**02/03/1999**	$605,900	$151,475	3,592	//4	2000	2 SF	Yes
.13Mi.	**1115 CHARLES PL**	**10/31/2018**	$337,700	$84,425	2,361	//3	1998	2 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%

ICE SiteX Report

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School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.98Mi.	**Munford Elementary School** Number of Students: 864 Student-Teacher Ratio: NA	B-	Public	PK - 5
2.25Mi.	**Munford Middle School** Number of Students: 910 Student-Teacher Ratio: NA	B	Public	6 - 8
2.10Mi.	**Munford High School** Number of Students: 1,262 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **520 MCCORMICK RD, MUNFORD, TN 38058-4646** 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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