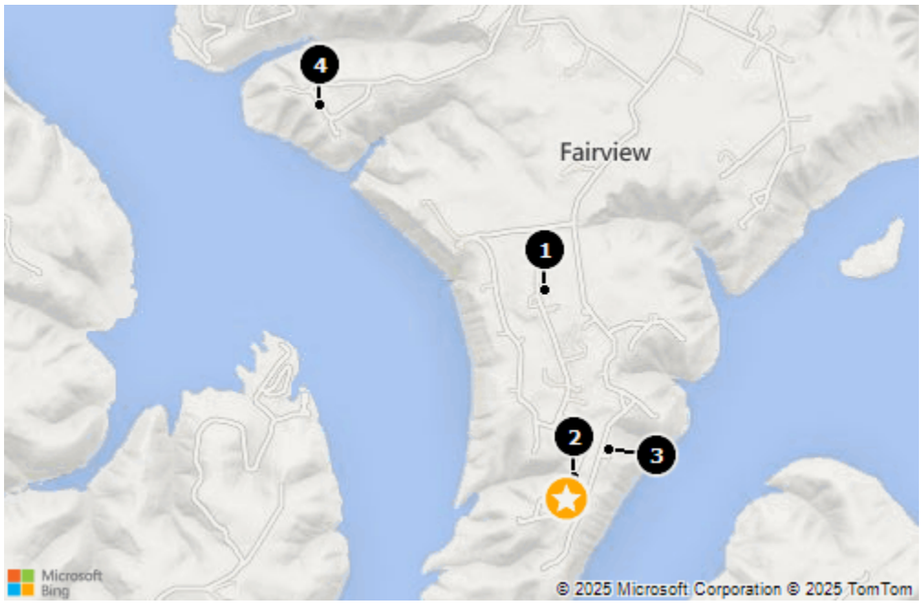
ICE SiteX Report

OrderID: 95327931

SiteX Property Information Report



Subject Property Location

535 MIDNIGHT DR, BYRDSTOWN, TN 38549-4486

County:	**PICKETT TN**	Census Tract:	471379251.013029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	043L A 03100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	11
Value Range:	$182,450 - $227,550	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	69A00
Assd Land Value:	$6,250	Market Land Value:	$25,000	Tax Year:	2024
Assd Improvement:	$49,300	Market Improvment Value:	$197,200	Total Taxable Value:	$950
Total Assessed Value:	$55,550	Total Assessor Market Value:	$222,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 89 District: 02 Subdivision: SHERWOOD SHORES Map Ref: 043L
Abbreviated Description: DISTRICT: 02, COUNTY AREA: V15

Property Characteristics

Lot Size:	31,000 SF	Bedrooms:		Pool:	
Building Area:	1232 SF	Baths:	2	Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	2+A	Number of Cars:		A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/13/2025	Sales Price:	N/A
Document #:	25000023 BK-PG 196-587	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/05/2024		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 89,90 Subdivision: SHERWOOD SHORES SUBDIVISION Map Ref: MB I PG 34

Prior Transfer

Recording Date:	02/10/2023	Sales Price:	$174,285
Document #:	23000142 BK-PG 185-960	Type of Sale:	Full Amount on Deed
Contract Date:	02/08/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 89 District: 2 Subdivision: SHERWOOD SHORES SUBDIVISION Map Ref: MB 7 PG 316

Prior Transfer

Recording Date:	02/08/2023	Sales Price:	$174,285
Document #:	BK-PG 185 -960	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 89 District: 02 Subdivision: SHERWOOD SHORES Map Ref: 043L
Abbreviated Description: DISTRICT: 02, COUNTY AREA: V15

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Prior Transfer

Recording Date:	02/24/2022	Sales Price:	N/A
Document #:	22000213 BK-PG 168-739	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2022	Sales Price:	$165,000
Document #:	22000127 BK-PG 180-218	Type of Sale:	Full Amount on Deed
Contract Date:	01/25/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 89 District: 2 Subdivision: SHERWOOD SHORES SUBDIVISION Map Ref: MB 7 PG 316

Prior Transfer

Recording Date:	01/25/2022	Sales Price:	$165,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2020	Loan Amount:	N/A
Document #:	20000337 BK-PG 168-739	Loan Type:	New Conventional
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 89 District: 2 Subdivision: SHERWOOD SHORES SUBDIVISION

Prior Transfer

Recording Date:	04/17/2020	Sales Price:	$126,000
Document #:	20000336 BK-PG 168-737	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 89 District: 2 Subdivision: SHERWOOD SHORES SUBDIVISION Map Ref: MB 1 PG 34

Prior Transfer

Recording Date:	02/04/2019	Sales Price:	N/A
Document #:	19000106 BK-PG 141-0560	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/09/2014	Loan Amount:	N/A
Document #:	14000866 BK-PG 141-560	Loan Type:	New Conventional
TD Due Date:	09/01/2029	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$1,393,400	Median # of Bedrooms	
Median Lot Size	22,070 SF	Median # of Baths	1.25
Median Living Area	895 SF	Median Year Built	2003
Price Range - 2 Yrs	$58,500 to $825,000	Age Range	5 years to 31 years
Median Value	$254,950	Median Age	22 years

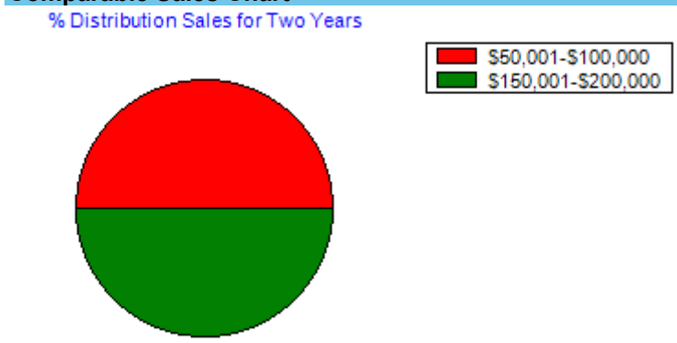
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**1015 CENTER LN** **BYRDSTOWN, TN 38549-4462**	07/18/2025	$199,900	$260	768	//1	1994	24,140 SF	
		APN: 043D C 05700 Document #: 25000711 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 235 Subdivision: SHERWOOD SHORES MapRef: MB 1 PG 34 Abbreviated Description: Lot:235 Subdivision:SHERWOOD SHORES Map Ref:MB 1 PG 34								
2	.1Mi.	**MIDNIGHT DR** **BYRDSTOWN, TN 38549-**	11/15/2024	$58,500	$187	312	//1	2020	20,000 SF	
		APN: 043L A 03600 Document #: 24001181 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: SHERWOOD SHORES SUBDIVSION MapRef: CAB 1 SL 34 Abbreviated Description: Lot:94 Subdivision:SHERWOOD SHORES SUBDIVSION Map Ref:CAB 1 SL 34								
3	.17Mi.	**105 ABBY LN** **BYRDSTOWN, TN 38549-**	11/04/2024	$310,000	$303	1021	//1.5	2002	15,400 SF	
		APN: 043E E 01200 Document #: 24001137 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 61 Subdivision: SHERWOOD SHORES SUBDIVISION MapRef: MB 1 PG 34 Abbreviated Description: Lot:61 Subdivision:SHERWOOD SHORES SUBDIVISION Map Ref:MB 1 PG 34								
4	1.2Mi.	**716 MALLARD POINTE RD** **BYRDSTOWN, TN 38549-5427**	04/05/2024	$825,000	$334	2464	//2	2004	93,219 SF	
		APN: 034 02107 Document #: 24000341 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: MALLARD POINTE A ON BY GI & ASSOCIATES SURVEYING MapRef: MB 3 PG 10 Abbreviated Description: Lot:20 Subdivision:MALLARD POINTE A ON BY GI & ASSOCIATES SURVEYING Map Ref:MB 3 PG 10								

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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.	**535 MIDNIGHT DR**	**02/08/2023**	$222,200	$55,550	1,232	//2	2018	31,000 SF	
.03Mi.	**134 ABBY LN**	**01/11/2019**	$318,800	$79,700	1,956	//3	2006	13,068 SF	
.04Mi.	**110 EDGEHILL SPUR**	**12/29/2006**	$225,300	$56,325	960	//1	1988	1 SF	
.04Mi.	**128 ABBY LN**	**02/18/2016**	$211,100	$52,775	1,420	//2	2004	24,500 SF	
.05Mi.	**536 MIDNIGHT DR**	**10/03/2018**	$223,300	$55,825	1,217	//2	2004	24,600 SF	
.06Mi.	**126 ABBY LN**	**02/16/2002**	$141,700	$35,425	832	//2	1999	22,000 SF	
.06Mi.	**MIDNIGHT DR**	**11/11/2000**	$307,500	$76,875	1,716	//2	2002		
.06Mi.	**95 EDGEHILL SPUR**	**06/02/2017**	$182,000	$45,500	1,366	//2	2005	21,000 SF	
.07Mi.	**538 MIDNIGHT DR**	**06/16/2016**	$244,500	$61,125	1,446	//2	2005	32,000 SF	
.08Mi.	**208 ABBY LN**	**07/13/2016**	$302,800	$75,700	1,831	//2	2008		
.08Mi.	**131 ABBY LN**	**05/02/2012**	$241,200	$60,300	1,229	//1	1990	27,500 SF	
.08Mi.	**124 ABBY LN**	**09/18/2020**	$338,000	$84,500	2,536	//3	2006	20,500 SF	
.08Mi.	**201 ABBY LN**	**07/09/2018**	$213,500	$53,375	1,168	//1	1991	28,662 SF	
.08Mi.	**540 MIDNIGHT DR**	**01/12/2007**	$328,300	$82,075	1,456	//2	2005	36,500 SF	
.09Mi.	**127 ABBY LN**	**07/05/1996**	$168,200	$42,050	672	//1	1990	32,000 SF	
.09Mi.	**EDGEWOOD SPUR RD**	**07/10/1999**	$200,400	$50,100	1,016	//2	1990	23,500 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	51.1 years old	Households:	1,545
Median Household Income:	$42,023	Households w/Family:	64%
Household Income Per Capita:	$25,111	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Pickett County School District	Students:	662
Number of Schools:	2	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.57Mi.	**Pickett County Elementary School** Number of Students: 463 Student-Teacher Ratio: 13.62	C	Public	PK - 8
4.70Mi.	**Pickett County High School** Number of Students: 199 Student-Teacher Ratio: 12.84	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	69%	NOTABLY LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	126%	HIGHER
OVERALL	135%	NOTABLY HIGHER

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Disaster Alerts

4/2/2025 - Severe Tornados, Flooding

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