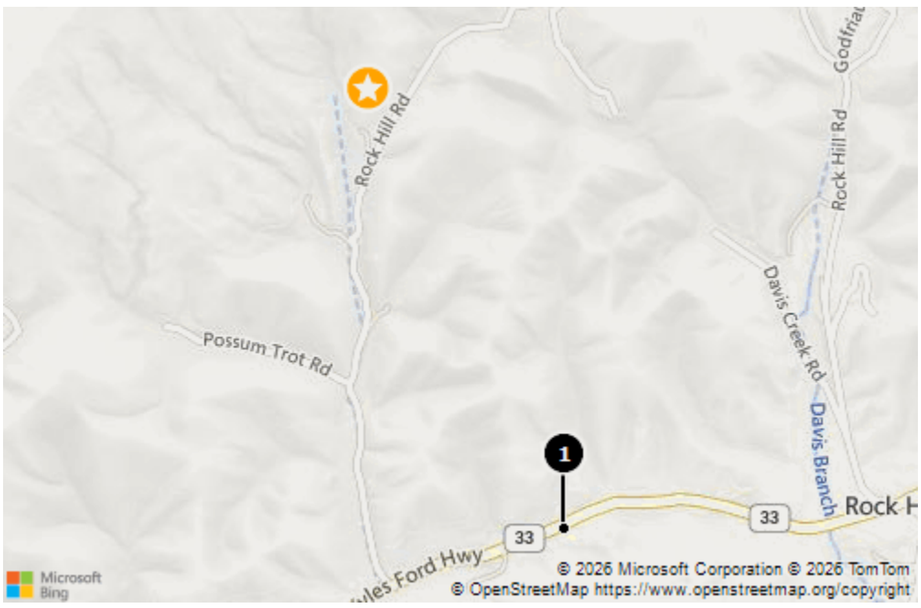
ICE SiteX Report

OrderID: 98458231

SiteX Property Information Report



Subject Property Location

568 POSSUM TROT RD, KYLES FORD, TN 37765-6517

County:	**HANCOCK TN**	Census Tract:	470679605.001038
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	024 02801	Thomas Bros Pg-Grid:	

Valuation

Value:	**$260,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$192,400 - $327,600	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	34A00
Assd Land Value:	$9,425	Market Land Value:	$37,700	Tax Year:	2025
Assd Improvement:	$20,175	Market Improvment Value:	$80,700	Total Taxable Value:	$657
Total Assessed Value:	$29,600	Total Assessor Market Value:	$118,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 04 Map Ref: 024
Abbreviated Description: DISTRICT: 05, COUNTY AREA: R02

Property Characteristics

Lot Size:	20.540 AC	Bedrooms:		Pool:	
Building Area:	960 SF	Baths:	1	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	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:	09/08/2026	Sales Price:	$128,500
Document #:	28928 BK-PG 94-509	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/09/2022	Sales Price:	N/A
Document #:	23510 BK-PG 73-755	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/04/2022	Loan Amount:	N/A
Document #:	23389 BK-PG 94-509	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

District: 4 Subdivision: NELLIE LIVESAY PROPERTY Tract No: 1

Mortgage Record

Recording Date:	05/16/2018	Loan Amount:	N/A
Document #:	19095 BK-PG 73-755	Loan Type:	VA
TD Due Date:	06/01/2048	Type Finance:	
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	05/16/2018	Sales Price:	$131,500
Document #:	19094 BK-PG 73-752	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2018		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/11/2018	Sales Price:	$131,500
Document #:	BK-PG V73 -752	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 04 Map Ref: 024
Abbreviated Description: DISTRICT: 05, COUNTY AREA: R02

Prior Transfer

Recording Date:	11/16/2016	Sales Price:	$70,000
Document #:	17373 BK-PG 44-410	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/27/2012	Sales Price:	$100,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/27/2012	Loan Amount:	N/A
Document #:	BK-PG 44-410	Loan Type:	New Conventional
TD Due Date:	01/27/2017	Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales	$182,500	Median # of Bedrooms	
Median Lot Size	1,067,224 SF	Median # of Baths	1
Median Living Area	1,319 SF	Median Year Built	1948
Price Range - 2 Yrs	$182,500 to $182,500	Age Range	78 years to 78 years
Median Value	$182,500	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.73Mi.	**3266 KYLES FORD HWY KYLES FORD, TN 37765-6516**	08/06/2025	$182,500	$138	1319	//1	1948	1,067,224 SF	

APN: 036 00700 Document #: 27739
Document Type: Price Code: D
Land Use: Rural/Agricultural Residence
Legal: District: 5 Subdivision: TOM SIZEMORE SUBDIVISION Tract No: 7-9 Abbreviated Description: District:5 Subdivision:TOM SIZEMORE SUBDIVISION Tract No:7-9

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.	**568 POSSUM TROT RD**	**05/11/2018**	$118,400	$29,600	960	//1	2000	21 SF	
.11Mi.	**647 POSSUM TROT RD**	**07/27/2023**	$110,500	$27,625	972	//1	2000	21 SF	
.19Mi.	**1205 ROCK HILL RD**	**12/09/2008**	$176,700	$27,725	988	//1	1950	85 SF	
.26Mi.	**358 POSSUM TROT RD**	**06/01/1986**	$100,600	$15,950	840	//1	1916	39 SF	
.37Mi.	**426 DAVIS CREEK RD**	**04/24/2025**	$50,500	$12,625	780		1960	15 SF	
.38Mi.	**375 POSSUM TROT RD**	**07/28/1990**	$140,600	$23,675	1,344	//1	1930	54 SF	
.4Mi.	**333 POSSUM TROT RD**	**01/01/1961**	$96,700	$17,550	912	//1	1968	24 SF	
.49Mi.	**923 ROCK HILL RD**	**04/07/1994**	$108,900	$20,200	1,092	//1	1974	23 SF	
.51Mi.	**3355 KYLES FORD HWY**	**10/05/2017**	$196,400	$34,400	896	//1.5	2012	45 SF	
.52Mi.	**3161 KYLES FORD HWY**	**02/13/2002**	$249,600	$56,600	1,892	//2	2004	16 SF	
.58Mi.	**774 HURLEY RD**	**01/15/2009**	$63,600	$15,900	1,344	//2	1985	22 SF	
.6Mi.	**133 ROCK HILL RD**	**01/27/1996**	$138,700	$34,675	768	//1	1983	44 SF	
.68Mi.	**906 ROCK HILL RD**	**08/15/2014**	$135,800	$20,975	960	//1	2021	44 SF	
.72Mi.	**690 ROCK HILL RD**	**06/02/2023**	$51,500	$6,025	584		1928	28 SF	
.73Mi.	**3266 KYLES FORD HWY**	**07/31/2025**	$135,100	$24,300	1,319	//1	1948	25 SF	
.73Mi.	**3136 KYLES FORD HWY**	**01/20/2016**	$72,800	$10,475	672		1969	21 SF	

Rent vs. Own

Households Occupied by Renters:	3%	Households Occupied by Owners:	61%

ICE SiteX Report

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Demographics & Income

Median Age:	48.1 years old	Households:	144
Median Household Income:	$40,625	Households w/Family:	72%
Household Income Per Capita:	$25,678	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Hancock County School District	Students:	903
Number of Schools:	4	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.94Mi.	**Hancock High School** Number of Students: 247 Student-Teacher Ratio: NA	C	Public	9 - 12
5.27Mi.	**Hancock County Early Learning Center** Number of Students: 61 Student-Teacher Ratio: NA	NA	Public	PK - PK
5.26Mi.	**Hancock County Elementary School** Number of Students: 400 Student-Teacher Ratio: NA	C-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	18%	SIGNIFICANTLY LOWER
BURGLARY	171%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	9%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	64%	NOTABLY LOWER
OVERALL	107%	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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