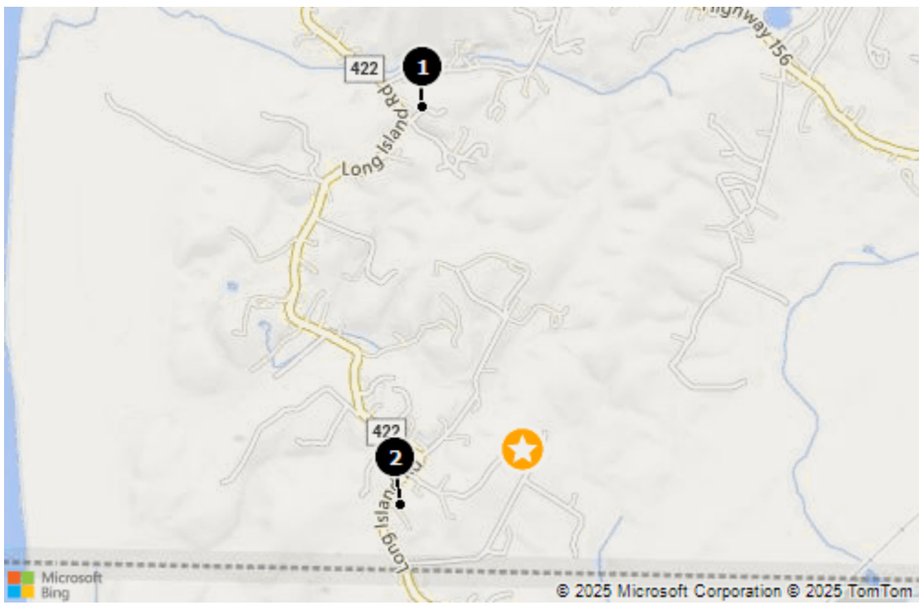
ICE SiteX Report

OrderID: 94624776

SiteX Property Information Report



Subject Property Location

601 BRANDY HILLS DR, SOUTH PITTSBURG, TN 37380-7159

County:	**MARION TN**	Census Tract:	471150503.014020
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	154 05046	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	34
Value Range:	$109,560 - $222,440	Confidence Score:	66

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2021	Tax Rate Code Area:	58A05
Assd Land Value:	$4,750	Market Land Value:	$19,000	Tax Year:	2024
Assd Improvement:	$15,875	Market Improvment Value:	$63,500	Total Taxable Value:	
Total Assessed Value:	$20,625	Total Assessor Market Value:	$82,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 01 Subdivision: BRANDY HILLS ESTATE Map Ref: 154

Abbreviated Description:	DISTRICT: 01, COUNTY AREA: H01
City/Muni/Twp:	NEW HOPE

Property Characteristics

Lot Size:	1.530 AC	Bedrooms:		Pool:	
Building Area:	1904 SF	Baths:		Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/24/2025	Sales Price:	$123,728
Document #:	25000650 BK-PG 579-1426	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/23/2024	Loan Amount:	N/A
Document #:	24016960 BK-PG 587-1499	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:

Lot: 1 Section: 2 Subdivision: BRANDY HILLS ESTATE

Mortgage Record

Recording Date:	07/28/2023	Loan Amount:	N/A
Document #:	23014081 BK-PG 579-1426	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:

Lot: 1 Section: 2 District: 1 Subdivision: BRANDY HILLS ESTATES

Prior Transfer

Recording Date:	05/29/2018	Sales Price:	$16,000

ICE SiteX Report

OrderID: 94624776

Document #:	18002039 BK-PG 502-1365	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: BRANDY HILLS ESTATES Map Ref: MB4 PG1116

Prior Transfer

Recording Date:	05/21/2018	Sales Price:	$16,000
Document #:	BK-PG 502 -1365	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 District: 01 Subdivision: BRANDY HILLS ESTATE Map Ref: 154
Abbreviated Description: DISTRICT: 01, COUNTY AREA: H01
City/Muni/Twp: NEW HOPE

Prior Transfer

Recording Date:	11/30/2003	Sales Price:	$15,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$55,000	Median # of Bedrooms	
Median Lot Size	21,127 SF	Median # of Baths	
Median Living Area	994 SF	Median Year Built	1988
Price Range - 2 Yrs	$15,000 to $40,000	Age Range	31 years to 43 years
Median Value	$27,500	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.94Mi.	**207 BETTY LEE HILL LN** **SOUTH PITTSBURG, TN 37380-7112**	12/03/2024	$15,000	$12	1188	//	1994	20,909 SF	
		APN: 155 03703 Document #: 24021195 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
2	.35Mi.	**2289 LONG ISLAND RD** **SOUTH PITTSBURG, TN 37380-7104**	11/13/2024	$40,000	$50	800	//	1982	21,344 SF	
		APN: 155 06500 Document #: 24020895 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CITY OF NEW HOPE City/Muni/Twp: CITY OF NEW HOPE								

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.

ICE SiteX Report

OrderID: 94624776

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.	**601 BRANDY HILLS DR**	**05/21/2018**	$82,500	$20,625	1,904		2016	2 SF	
.12Mi.	**500 RUM RIDGE RD**	**06/21/2011**	$36,800	$9,200	1,104		2000	1 SF	
.13Mi.	**335 REYNOLDS RD**	**03/10/2023**	$39,600	$9,900	1,568		1993	2 SF	
.16Mi.	**170 RUM RIDGE RD**	**07/15/2009**	$40,000	$10,000	1,152		2003	2 SF	
.18Mi.	**200 LONG HOLLOW RD**	**08/18/2006**	$51,500	$12,875	1,680		1996	2 SF	
.19Mi.	**239 REYNOLDS RD**		$6,800	$1,700	938		1992		
.19Mi.	**200 RUM RIDGE RD**	**09/20/2021**	$79,800	$19,950	1,440		2001	1 SF	
.2Mi.	**255 RUM RIDGE RD**	**04/17/2008**	$66,800	$16,700	2,432		2000	1 SF	
.21Mi.	**BRANDY HILLS DR #24**	**09/21/2018**	$42,200	$10,550	1,188		2001	1 SF	
.23Mi.	**470 LONG HOLLOW RD**	**09/09/1997**	$19,000	$4,750	896		1986	32,234 SF	
.23Mi.	**280 RUM RIDGE RD**	**06/10/2003**	$41,700	$10,425	1,248		2000	1 SF	
.23Mi.	**251 LONG HOLLOW RD**	**04/15/2024**	$40,800	$10,200	1,216		2000	3 SF	
.24Mi.	**275 RUM RIDGE RD**	**11/02/2023**	$41,700	$10,425	1,248		2000	2 SF	
.27Mi.	**410 LONG HOLLOW RD**	**08/26/2019**	$16,600	$4,150	672		1988	36,155 SF	
.29Mi.	**305 RUM RIDGE RD**	**04/20/2005**	$56,700	$14,175	1,296		2000	1 SF	
.3Mi.	**305 BRANDY HILLS DR**	**08/01/2017**	$55,100	$13,775	1,440		2003	1 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	44.9 years old	Households:	2,919
Median Household Income:	$49,281	Households w/Family:	65%
Household Income Per Capita:	$28,813	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Marion County School District	Students:	3,934
Number of Schools:	11	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
15.42Mi.	**Whitwell Elementary School** Number of Students: 476 Student-Teacher Ratio: 16.08	C+	Public	PK - 4
7.21Mi.	**Jasper Elementary School** Number of Students: 598 Student-Teacher Ratio: 15.19	C-	Public	PK - 4
6.51Mi.	**Jasper Middle School** Number of Students: 542 Student-Teacher Ratio: 19.81	B-	Public	5 - 8
6.96Mi.	**Marion County High School** Number of Students: 495 Student-Teacher Ratio: 14.91 Advanced Placement: Yes	C	Public	9 - 12
15.24Mi.	**Whitwell Middle School** Number of Students: 343 Student-Teacher Ratio: 16.85	B+	Public	5 - 8
19.40Mi.	**Monteagle Elementary School** Number of Students: 204 Student-Teacher Ratio: 15.56	C	Public	KG - 8
2.43Mi.	**South Pittsburg High School** Number of Students: 421 Student-Teacher Ratio: 15.72 Advanced Placement: Yes	C+	Public	7 - 12
2.52Mi.	**South Pittsburg Elementary School** Number of Students: 483 Student-Teacher Ratio: 15.18	D+	Public	PK - 6
15.24Mi.	**Whitwell High School** Number of Students: 370 Student-Teacher Ratio: 15.67 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	160%	NOTABLY HIGHER
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	143%	NOTABLY HIGHER

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Disaster Alerts

4/2/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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