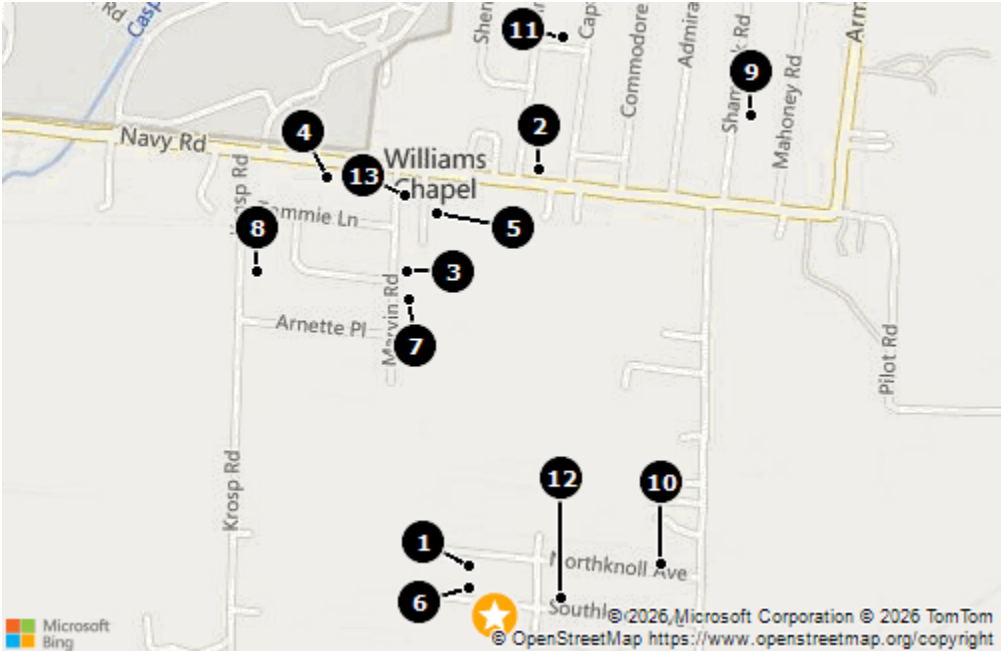


SiteX Property Information Report



Subject Property Location

6841 SOUTHKNOLL AVE, MILLINGTON, TN 38053-3043

County:	SHELBY TN	Census Tract:	471570202.101000
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	D01-27V- -C-00020	Thomas Bros Pg-Grid:	

Valuation

Value:	\$205,000	FSD:	19	Common Confidence Score:	38
Value Range:	\$166,050 - \$243,950	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	\$3,500	Market Land Value:	\$14,000	Tax Year:	2025
Assd Improvement:	\$37,275	Market Improvement Value:	\$149,100	Total Taxable Value:	\$1,586
Total Assessed Value:	\$40,775	Total Assessor Market Value:	\$163,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 105 District: S Subdivision: WEST KNOLL 1ST ADD PH B Map Ref: MB 142-49
Abbreviated Description: SS SOUTHKNOLL AVE
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	7,492 SF	Bedrooms:	4	Pool:	
Building Area:	1360 SF	Baths:	2	Fireplace:	
Year Built:	1993	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer			
Recording Date:	07/19/2024	Sales Price:	\$89,900
Document #:	24061944 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	03/26/2021	Sales Price:	\$89,900
Document #:	21034491 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	02/24/2014	Sales Price:	\$89,900
Document #:	14020812 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	10/22/2004	Sales Price:	\$89,900
Document #:	04178473 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/08/2004		
Document Type:			



ICE SiteX Report

OrderID: 98145399

Legal Description:
Lot: 105 Subdivision: PHASE B FIRST ADDITION WEST KNOLL SUBDIVISION Map Ref: MB142 PG49

Prior Transfer

Recording Date:	10/08/2004	Sales Price:	\$89,900
Document #:	04178473 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 105 District: S Subdivision: WEST KNOLL 1ST ADD PH B Map Ref: MB 142-49			
Abbreviated Description: SS SOUTHKNOLL AVE			
City/Muni/Twp: UNINCORPORATED AREA			

Prior Transfer

Recording Date:	03/30/1994	Sales Price:	\$69,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	\$1,994,500	Median # of Bedrooms	3
Median Lot Size	14,070 SF	Median # of Baths	1
Median Living Area	1,253 SF	Median Year Built	1955
Price Range - 2 Yrs	\$85,000 to \$216,000	Age Range	32 years to 75 years
Median Value	\$160,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	6823 NORTHKNOLL AVE MILLINGTON, TN 38053-3041 APN: D01-27V- -B-00015 Document #: 26062673 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Subdivision: WEST KNOLL SUBDIVISION Phase No: A MapRef: MB 136 PG 76 Abbreviated Description: Lot:80 Subdivision:WEST KNOLL SUBDIVISION Phase No:A Map Ref:MB 136 PG 76	07/27/2026	\$170,000	\$155	1092	5/3/2	1993	7,492 SF	
2	.55Mi.	6872 NAVY RD MILLINGTON, TN 38053-3168 APN: D01-16 - -A-00141 Document #: 26061841 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 141 Subdivision: EAST ACRES SUBDIVISION MapRef: MB 16 PG 29 Abbreviated Description: Lot:141 Subdivision:EAST ACRES SUBDIVISION Map Ref:MB 16 PG 29	07/22/2026	\$131,000	\$149	875	5/3/1	1951	12,981 SF	
3	.43Mi.	7652 MARVIN RD MILLINGTON, TN 38053-3032 APN: D01-16 - -C-00065 Document #: 26041059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: SMITH CLOVERDALE SUBDIVISION MapRef: MB 16 PG 44 Abbreviated Description: Lot:65 Subdivision:SMITH CLOVERDALE SUBDIVISION Map Ref:MB 16 PG 44	05/19/2026	\$216,000	\$134	1604	8/3/2	1954	15,159 SF	
4	.56Mi.	6733 NAVY RD MILLINGTON, TN 38053-2737 APN: D01-16 - -C-00005 Document #: 26032620 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SMITHS CLOVERDALE SUBDIVISION MapRef: MB 16 PG 44 Abbreviated Description: Lot:5 Subdivision:SMITHS CLOVERDALE SUBDIVISION Map Ref:MB 16 PG 44	04/28/2026	\$160,000	\$127	1253	6/3/1	1955	14,070 SF	
5	.49Mi.	7692 CURRIE RD MILLINGTON, TN 38053-3002 APN: D01-16 - - -00148 Document #: 26030281 Document Type: Price Code: D Land Use: Single Family Residential Legal:	04/20/2026	\$180,000	\$159	1127	7/4/1	1971	22,085 SF	
6	.05Mi.	6822 SOUTHKNOLL AVE MILLINGTON, TN 38053-3042 APN: D01-27V- -C-00006 Document #: 26029497 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: WEST KNOLL SUBDIVISION Phase No: B MapRef: MB 142 PG 49 Abbreviated Description: Lot:91 Subdivision:WEST KNOLL SUBDIVISION Phase No:B Map Ref:MB 142 PG 49	04/16/2026	\$135,000	\$100	1350	5/3/2	1994	7,492 SF	
7	.4Mi.	7638 MARVIN RD MILLINGTON, TN 38053-3014 APN: D01-16 - -C-00066 Document #: 26028233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: SMITHS CLOVERDALE SUBDIVISION MapRef: MB 16 PG 44 Abbreviated Description: Lot:66 Subdivision:SMITHS CLOVERDALE SUBDIVISION Map Ref:MB 16 PG 44City/Muni/Twp:MILLINGTON City/Muni/Twp: MILLINGTON	04/14/2026	\$125,000	\$60	2079	8/3/2	1956	24,437 SF	
8	.51Mi.	7652 KROSP RD MILLINGTON, TN 38053-3008 APN: D01-16 - -C-00056 Document #: 26026093 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: SMITHS CLOVERDALE SUBDIVISION MapRef: MB 16 PG 44 Abbreviated Description: Lot:56 Subdivision:SMITHS CLOVERDALE SUBDIVISION Map Ref:MB 16 PG 44	04/02/2026	\$181,500	\$140	1296	5/3/1	1955	14,985 SF	
9	.68Mi.	7754 SHAMROCK RD MILLINGTON, TN 38053-3157 APN: D01-16 - -B-00005 Document #: 26005592 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: PINE HAVEN SUBDIVISION MapRef: MB 14 PG 22 Abbreviated Description: Lot:5 Subdivision:PINE HAVEN SUBDIVISION Map Ref:MB 14 PG 22City/Muni/Twp:MILLINGTON City/Muni/Twp: MILLINGTON	01/21/2026	\$110,000	\$69	1573	6/3/1	1951	17,903 SF	
10	.22Mi.	6948 NORTHKNOLL AVE MILLINGTON, TN 38053-3000 APN: D01-27 - -B-00031 Document #: 25095982	11/05/2025	\$205,000	\$179	1140	5/3/2	1988	7,492 SF	



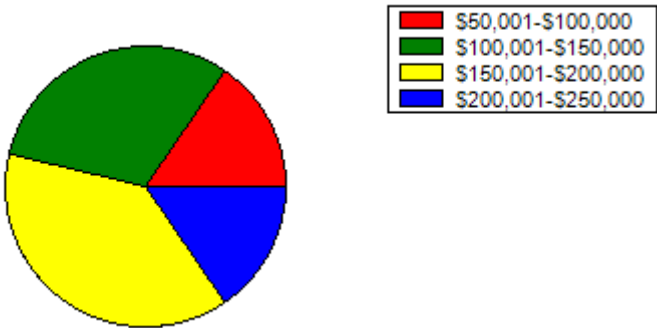
ICE SiteX Report

OrderID: 98145399

Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Section: B Subdivision: WEST KNOLL SUBDIVISION MapRef: MB 119 PG 14 Abbreviated Description: Lot:35 Section:B Subdivision:WEST KNOLL SUBDIVISION Map Ref:MB 119 PG 14									
11	.71Mi.	6884 ENSIGN RD MILLINGTON, TN 38053-3153	10/16/2025	\$85,000	\$56	1515	6/3/1	1951	13,939 SF
APN: D01-16 - -A-00134 Document #: 25089666 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Section: B Subdivision: EAST ACRES SUBDIVISION MapRef: MB 16 PG 29 Abbreviated Description: Lot:134 Section:B Subdivision:EAST ACRES SUBDIVISION Map Ref:MB 16 PG 29									
12	.08Mi.	6882 SOUTHKNOLL AVE MILLINGTON, TN 38053-3017	10/03/2025	\$200,000	\$165	1212	6/3/1	1990	7,492 SF
APN: D01-27V- -A-00014 Document #: 25086293 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Section: A Subdivision: WEST KNOLL SUBDIVISION MapRef: MB 128 PG 23 Abbreviated Description: Lot:14 Section:A Subdivision:WEST KNOLL SUBDIVISION Map Ref:MB 128 PG 23									
13	.52Mi.	7702 MARVIN RD MILLINGTON, TN 38053-3032	07/25/2025	\$96,000	\$91	1051	5/3/1	1954	14,636 SF
APN: D01-16 - -C-00060 Document #: 25061873 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: SMITHS CLOVERDALE SUBDIVISION MapRef: MB 16 PG 44 Abbreviated Description: Lot:60 Subdivision:SMITHS CLOVERDALE SUBDIVISION Map Ref:MB 16 PG 44									

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.	6841 SOUTHKNOLL AVE	10/08/2004	\$163,100	\$40,775	1,360	6/4/2	1993	7,492 SF	
.01Mi.	6835 SOUTHKNOLL AVE	08/04/2005	\$146,100	\$36,525	1,034	5/3/2	1993	7,492 SF	
.01Mi.	6847 SOUTHKNOLL AVE	04/30/2024	\$167,200	\$41,800	1,378	5/3/2	1993	7,492 SF	
.02Mi.	6829 SOUTHKNOLL AVE	12/30/1998	\$141,400	\$35,350	1,134	5/3/2	1994	7,492 SF	
.02Mi.	6853 SOUTHKNOLL AVE	02/26/2001	\$164,700	\$41,175	1,350	5/3/2	1993	7,492 SF	
.03Mi.	6840 SOUTHKNOLL AVE	07/28/2008	\$174,300	\$43,575	1,506	6/3/2	1994	7,492 SF	
.03Mi.	6823 SOUTHKNOLL AVE	03/23/2011	\$156,600	\$39,150	1,200	6/3/2	1994	7,492 SF	
.03Mi.	6846 SOUTHKNOLL AVE	03/10/1994	\$157,900	\$39,475	1,241	5/3/2	1993	7,492 SF	
.04Mi.	6834 SOUTHKNOLL AVE	07/05/2006	\$160,700	\$40,175	1,328	5/3/2	1994	7,492 SF	
.04Mi.	7431 WESTKNOLL DR	04/15/1991	\$178,400	\$44,600	1,326	6/3/2	1992	7,492 SF	
.04Mi.	6852 SOUTHKNOLL AVE	06/09/2017	\$167,900	\$41,975	1,260	5/3/2	1993	7,492 SF	
.04Mi.	6828 SOUTHKNOLL AVE	10/26/2018	\$170,000	\$42,500	1,295	5/3/2	1994	7,492 SF	
.05Mi.	6817 SOUTHKNOLL AVE	01/04/2019	\$151,700	\$37,925	1,091	5/3/2	1994	7,492 SF	
.05Mi.	7451 WESTKNOLL DR	05/07/1993	\$173,500	\$43,375	1,291	6/3/2	1993	7,492 SF	
.05Mi.	6822 SOUTHKNOLL AVE	05/24/1995	\$163,900	\$40,975	1,350	5/3/2	1994	7,492 SF	
.06Mi.	6811 SOUTHKNOLL AVE	03/15/1994	\$150,200	\$37,550	1,200	5/3/2	1994	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	60%
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Demographics & Income

Median Age:	41.7 years old	Households:	9,077
Median Household Income:	\$67,552	Households w/Family:	67%
Household Income Per Capita:	\$31,445	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Millington Municipal School District	Students:	2,587
Number of Schools:	3	Rating:	B-



Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.68Mi. Number of Students: 1,193 Student-Teacher Ratio: NA	Millington Central Middle High School	C	Public	7 - 12
1.19Mi. Number of Students: 857 Student-Teacher Ratio: NA	Millington Primary School	C	Public	PK - 3

Flood Report

The Subject Property of **6841 SOUTHKNOLL AVE, MILLINGTON, TN 38053-3043** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.

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	83%	LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	87%	LOWER
OVERALL	80%	LOWER

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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