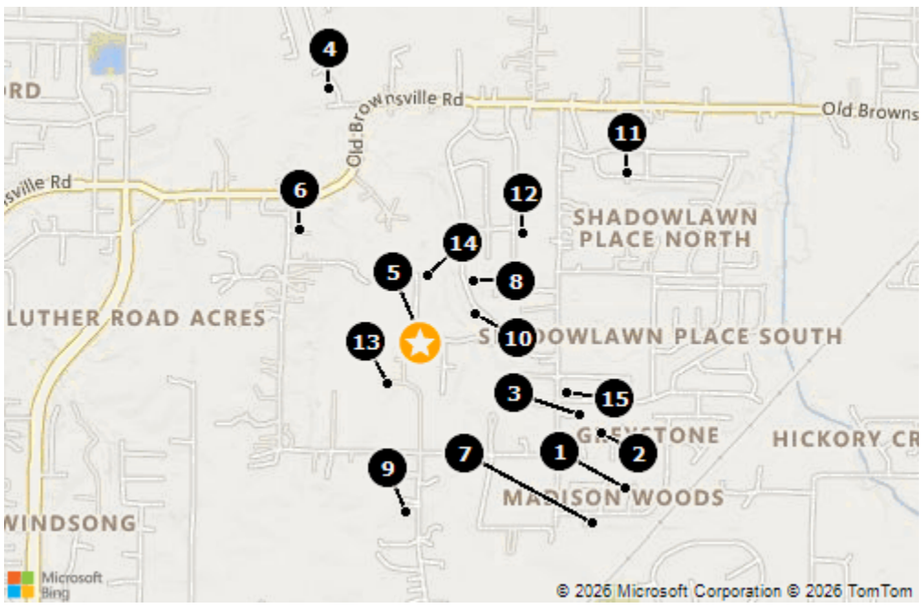
ICE SiteX Report

OrderID: 98605909

SiteX Property Information Report



Subject Property Location

7303 SHADOW RUN LN, BARTLETT, TN 38002-5994

County:	**SHELBY TN**	Census Tract:	471570206.532003
Property Use:	Single Family Residential	Zoning:	RS-15
Parcel Number:	B01-49T- -A-00036	Thomas Bros Pg-Grid:	

Valuation

Value:	**$513,000**	FSD:	15	Common Confidence Score:	48
Value Range:	$436,050 - $589,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$21,300	Market Land Value:	$85,200	Tax Year:	2025
Assd Improvement:	$96,525	Market Improvment Value:	$386,100	Total Taxable Value:	$5,125
Total Assessed Value:	$117,825	Total Assessor Market Value:	$471,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 District: B Subdivision: HAMPTON GROVE PD Map Ref: MB 227-068
Abbreviated Description: SS SHADOW RUN LANE SEE MAP GRID 83 C
City/Muni/Twp: BARTLETT

Property Characteristics

Lot Size:	14,985 SF	Bedrooms:	4	Pool:	
Building Area:	3531 SF	Baths:	3	Fireplace:	1
Year Built:	2018	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	N/A
Document #:	26019919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	N/A
Document #:	24092995 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/24/2024	Loan Amount:	N/A
Document #:	24091780 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Lot: 36 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT

Prior Transfer

Recording Date:	06/01/2022	Sales Price:	$286,048
Document #:	22061118 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98605909

Legal Description:

Mortgage Record

Recording Date:	05/19/2022	Loan Amount:	N/A
Document #:	22056691 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 36 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT
City/Muni/Twp: ARLINGTON

Prior Transfer

Recording Date:	01/22/2020	Sales Price:	$288,695
Document #:	20007517 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/09/2020	Loan Amount:	N/A
Document #:	20003302 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 36 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT

Prior Transfer

Recording Date:	05/04/2018	Sales Price:	$294,021
Document #:	18043821 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2018		
Document Type:			

Legal Description:
Lot: 36 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT Map Ref: MB227 PG68
City/Muni/Twp: ARLINGTON

Prior Transfer

Recording Date:	04/30/2018	Sales Price:	$294,021
Document #:	18043821 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 36 District: B Subdivision: HAMPTON GROVE PD Map Ref: MB 227-068
Abbreviated Description: SS SHADOW RUN LANE SEE MAP GRID 83 C
City/Muni/Twp: BARTLETT

Prior Transfer

Recording Date:	10/20/2015	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	15105976 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/13/2015		
Document Type:			

Legal Description:
Lot: 7,26&36 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT Map Ref: MB227 PG68

Prior Transfer

Recording Date:	04/01/2015	Sales Price:	$375,000 Multiple Parcels Involved in this transaction
Document #:	15029160 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/2015		
Document Type:			

Legal Description:
Lot: 7,26&36 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT Map Ref: MB227 PG68
City/Muni/Twp: BARTLETT

Prior Transfer

Recording Date:	03/25/2015	Sales Price:	$375,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/14/2009	Sales Price:	$1,090,904 Multiple Parcels Involved in this transaction
Document #:	09142676 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/04/2009		
Document Type:			

Legal Description:
Lot: 2,7,13,15 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT Map Ref: MB227 PG43

Area Sales Analysis

Total Area Sales	$6,476,750	Median # of Bedrooms	4
Median Lot Size	15,202 SF	Median # of Baths	3
Median Living Area	2,865 SF	Median Year Built	2005
Price Range - 2 Yrs	$321,750 to $520,000	Age Range	7 years to 50 years
Median Value	$418,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**4555 DEVAN WOODS CV BARTLETT, TN 38002-7529**	08/17/2026	$520,000	$130	3983	8/4/4	2005	14,810 SF	V

ICE SiteX Report

OrderID: 98605909

APN: B01-49O- -C-00029 Document #: 26070812
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: MADISON WOODS MapRef: MB 205 PG 28 Abbreviated Description: Lot:29 Subdivision:MADISON WOODS Map Ref:MB 205 PG 28

2	.53Mi.	**7560 GREYSTONE OAKS AVE** **BARTLETT, TN 38002-7516**	06/09/2026	$390,000	$154	2520	8/4/3	2001	15,072 SF	

APN: B01-49O- -A-00006 Document #: 26047969
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: GREYSTONE SUBDIVISION Phase No: 1 MapRef: MB 186 PG 8 Abbreviated Description: Lot:6 Subdivision:GREYSTONE SUBDIVISION Phase No:1 Map Ref:MB 186 PG 8

3	.47Mi.	**4580 SHADOWLAWN RD** **BARTLETT, TN 38002-8493**	04/14/2026	$450,000	$141	3191	8/4/2	1976	217,583 SF	

APN: B01-49 - - -00573 Document #: 26028265
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: JERRY M HUMBERD TRACT MapRef: DOC 08163073 Abbreviated Description: Subdivision:JERRY M HUMBERD TRACT Map Ref:DOC 08163073

4	.72Mi.	**5023 FARMLAND WAY** **BARTLETT, TN 38002-2510**	04/01/2026	$447,000	$136	3276	8/4/3	2019	11,718 SF	

APN: B01-38A- -A-00048 Document #: 26025627
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: WALKER FARMS P D Phase No: 1 MapRef: MB 259 PG 19 Abbreviated Description: Lot:48 Subdivision:WALKER FARMS P D Phase No:1 Map Ref:MB 259 PG 19

5	.02Mi.	**7313 SHADOW RUN LN** **BARTLETT, TN 38002-5994**	03/17/2026	$399,500	$156	2549	8/4/3	2016	15,072 SF	

APN: B01-49T- -A-00037 Document #: 26020797
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT MapRef: MB 227 PG 68 Abbreviated Description: Lot:37 Subdivision:HAMPTON GROVE PLANNED DEVELOPMENT Map Ref:MB 227 PG 68

6	.39Mi.	**4808 OAK RD** **BARTLETT, TN 38002-7957**	03/09/2026	$490,000	$171	2865	7/3/2	1991	174,241 SF	

APN: B01-48 - - -00686 Document #: 26018057
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

7	.65Mi.	**7551 MADISON WOODS LN** **BARTLETT, TN 38002-7534**	01/09/2026	$515,000	$129	3967	10/4/4	2005	17,860 SF	V

APN: B01-49O- -C-00004 Document #: 26002659
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MADISON WOODS SUBDIVISION MapRef: MB 242 PG 2 Abbreviated Description: Lot:4 Subdivision:MADISON WOODS SUBDIVISION Map Ref:MB 242 PG 2

8	.22Mi.	**4752 SHIRA DR** **BARTLETT, TN 38002-5995**	01/07/2026	$385,000	$166	2310	7/4/2	2014	14,288 SF	

APN: B01-49T- -B-00011 Document #: 26001392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: HAMPTON GROVE NORTH PLANNED DEVELOPMENT MapRef: MB 227 PG 44 Abbreviated Description: Lot:72 Subdivision:HAMPTON GROVE NORTH PLANNED DEVELOPMENT Map Ref:MB 227 PG 44

9	.45Mi.	**4431 BROADWAY RD** **BARTLETT, TN 38002-9740**	12/11/2025	$321,750	$111	2896	8/5/3	1981	131,944 SF	

APN: B01-48 - - -00562 Document #: 25106187
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: DELLA HUMPHREYS RESUBDIVISION MapRef: MB 49 PG 42 Abbreviated Description: Lot:2 Subdivision:DELLA HUMPHREYS RESUBDIVISION Map Ref:MB 49 PG 42

10	.16Mi.	**4717 SHIRA DR** **BARTLETT, TN 38002-5996**	11/20/2025	$500,000	$154	3228	8/4/3	2017	13,504 SF	V

APN: B01-49T- -B-00004 Document #: 25100010
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: HAMPTON GROVE NORTH PLANNED DEVELOPMENT MapRef: MB 227 PG 44 Abbreviated Description: Lot:65 Subdivision:HAMPTON GROVE NORTH PLANNED DEVELOPMENT Map Ref:MB 227 PG 44

11	.71Mi.	**7590 ROMERO DR** **BARTLETT, TN 38002-8538**	10/27/2025	$400,000	$146	2726	7/4/3	2009	14,941 SF	

APN: B01-49X- -A-00075 Document #: 25092830
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: ELPINE GRAY ESTATE AT BUCKHEAD MapRef: MB 239 PG 40 Abbreviated Description: Lot:75 Subdivision:ELPINE GRAY ESTATE AT BUCKHEAD Map Ref:MB 239 PG 40

12	.4Mi.	**4816 AVI CV** **BARTLETT, TN 38002-6053**	10/20/2025	$418,000	$133	3126	7/4/3	2017	15,725 SF	

APN: B01-49T- -C-00058 Document #: 25090412
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: GAILYN MANOR P D Phase No: II MapRef: MB 267 PG 32 Abbreviated Description: Lot:122 Subdivision:GAILYN MANOR P D Phase No:II Map Ref:MB 267 PG 32

13	.15Mi.	**4595 BROADWAY RD** **BARTLETT, TN 38002-4738**	09/03/2025	$515,000	$273	1884	7/3/2	1983	180,383 SF	

APN: B01-48 - - -00410 Document #: 25074774
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 5268 PG 304 Abbreviated Description: Map Ref:MB 5268 PG 304City/Muni/Twp:BARTLETT City/Muni/Twp: BARTLETT

14	.18Mi.	**4752 HAMPTON RIDGE LN** **BARTLETT, TN 38002-7554**	09/02/2025	$395,000	$147	2671	8/4/2	2009	15,202 SF	

APN: B01-49T- -A-00022 Document #: 25073861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: HAMPTON GROVE PLANNED DEVELOPMENT MapRef: MB 227 PG 68 Abbreviated Description: Lot:22 Subdivision:HAMPTON GROVE PLANNED DEVELOPMENT Map Ref:MB 227 PG 68

15	.41Mi.	**7510 SHADOW HILLS DR** **BARTLETT, TN 38002-7500**	07/10/2025	$330,500	$153	2153	8/4/2	2003	16,553 SF	

APN: B01-49S- -G-00001 Document #: 25057486

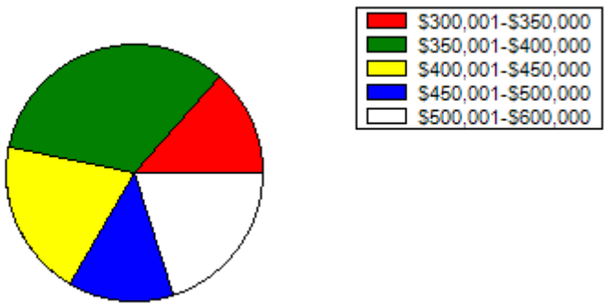
ICE SiteX Report

OrderID: 98605909

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: FORRESTWOOD SUBDIVISION Phase No: 2 MapRef: MB 186 PG 51 Abbreviated Description: Lot:8 Subdivision:FORRESTWOOD SUBDIVISION Phase No:2 Map Ref:MB 186 PG 51

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.	**7303 SHADOW RUN LN**	**04/30/2018**	$471,300	$117,825	3,531	9/4/3	2018	14,985 SF	
.02Mi.	**7313 SHADOW RUN LN**	**02/28/2018**	$370,900	$92,725	2,549	8/4/3	2016	15,072 SF	
.02Mi.	**7295 SHADOW RUN LN**	**02/04/2025**	$391,600	$97,900	2,279	8/4/2	2013	16,161 SF	V
.03Mi.	**4674 HAMPTON RIDGE LN**	**07/05/2023**	$440,300	$110,075	3,229	9/4/3	2015	18,165 SF	
.04Mi.	**4671 HAMPTON RIDGE LN**	**05/28/2024**	$343,200	$85,800	2,326	7/4/2	2013	15,159 SF	
.04Mi.	**4653 HAMPTON VALLEY LN**	**10/30/2021**	$386,900	$96,725	2,672	8/4/3	2017	16,727 SF	
.05Mi.	**4645 HAMPTON VALLEY LN**	**04/11/2008**	$406,000	$101,500	3,381	9/4/2	2008	14,985 SF	
.05Mi.	**4677 HAMPTON RIDGE LN**	**04/28/2017**	$403,100	$100,775	2,767	10/5/2	2017	14,985 SF	
.05Mi.	**4682 HAMPTON RIDGE LN**	**07/17/2009**	$459,500	$114,875	3,067	8/4/3	2010	14,985 SF	
.05Mi.	**7312 SHADOW RUN LN**	**06/29/2007**	$447,900	$111,975	3,798	9/4/3	2007	18,252 SF	
.06Mi.	**4637 HAMPTON VALLEY LN**	**08/25/2016**	$433,600	$108,400	3,219	10/4/3	2016	14,985 SF	
.06Mi.	**4685 HAMPTON RIDGE LN**	**05/20/2020**	$422,400	$105,600	3,050	11/3/3	2017	14,985 SF	
.07Mi.	**7332 SHADOW RUN LN**	**06/07/2021**	$442,900	$110,725	3,680	9/4/3	2007	15,899 SF	
.07Mi.	**4690 HAMPTON RIDGE LN**	**12/11/2015**	$460,500	$115,125	2,997	10/4/3	2015	15,028 SF	V
.07Mi.	**4629 HAMPTON VALLEY LN**	**04/13/2020**	$409,500	$102,375	2,950	8/4/3	2016	14,985 SF	
.08Mi.	**4695 HAMPTON RIDGE LN**	**06/08/2022**	$418,800	$104,700	2,812	10/5/3	2017	14,985 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	40.2 years old	Households:	15,202
Median Household Income:	$109,964	Households w/Family:	79%
Household Income Per Capita:	$44,741	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Bartlett City School District	Students:	8,834
Number of Schools:	10	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.01Mi.	**Rivercrest Elementary** Number of Students: 674 Student-Teacher Ratio: NA	A-	Public	PK - 5
2.20Mi.	**Bon Lin Middle School** Number of Students: 677 Student-Teacher Ratio: NA	B-	Public	6 - 8
1.51Mi.	**Bartlett 9th Grade Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 9
2.08Mi.	**Oak Elementary** Number of Students: 711 Student-Teacher Ratio: NA	A	Public	PK - 5

ICE SiteX Report

OrderID: 98605909

4.38Mi. **Bartlett High School** Number of Students: 2,782 Student-Teacher Ratio: NA		A	Public	9 - 12
1.37Mi. **Ellendale Elementary** Number of Students: 502 Student-Teacher Ratio: NA		A	Public	KG - 5

Flood Report

The Subject Property of **7303 SHADOW RUN LN, BARTLETT, TN 38002-5994** 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	51%	NOTABLY LOWER
BURGLARY	48%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	50%	SIGNIFICANTLY LOWER
OVERALL	39%	SIGNIFICANTLY 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.