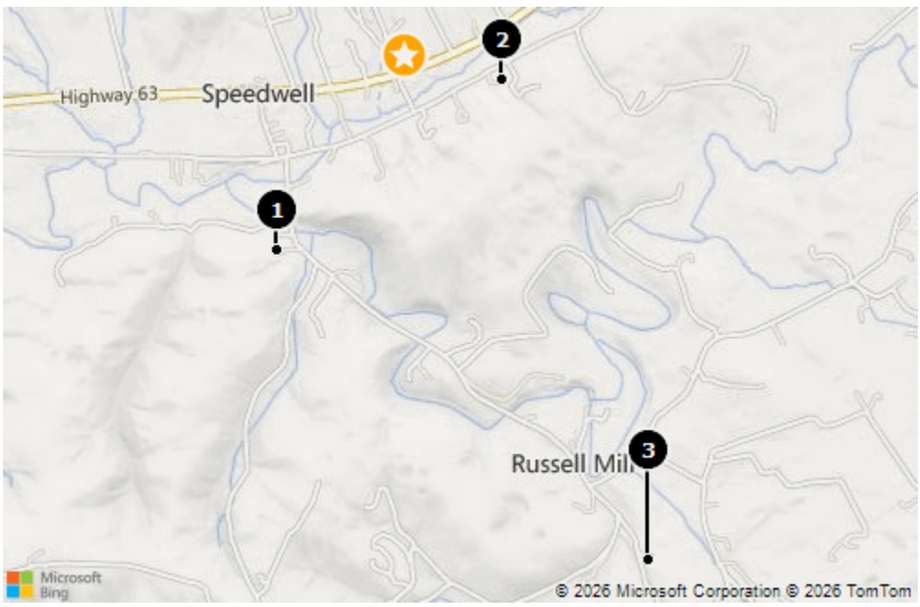
ICE SiteX Report

OrderID: 97747195

SiteX Property Information Report



Subject Property Location

7492 HIGHWAY 63, SPEEDWELL, TN 37870-7223

County:	**CLAIBORNE TN**	Census Tract:	470259705.002027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	089 02706	Thomas Bros Pg-Grid:	

Valuation

Value:	**$299,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$236,210 - $361,790	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	13A00
Assd Land Value:	$4,525	Market Land Value:	$18,100	Tax Year:	2025
Assd Improvement:	$46,925	Market Improvment Value:	$187,700	Total Taxable Value:	$1,204
Total Assessed Value:	$51,450	Total Assessor Market Value:	$205,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 10 Map Ref: 089
Abbreviated Description: DISTRICT: 10, COUNTY AREA: C01

Property Characteristics

Lot Size:	35,284 SF	Bedrooms:		Pool:	
Building Area:	1590 SF	Baths:	2	Fireplace:	1
Year Built:	1982	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Mixed	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2026	Sales Price:	$235,554
Document #:	26020090 BK-PG 1651-137	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/23/2026	Sales Price:	N/A
Document #:	26019709 BK-PG 1651-137	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/21/2024	Sales Price:	N/A
Document #:	24011491 BK-PG 1565-515	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/07/2024	Sales Price:	$239,900
Document #:	24011284 BK-PG 1651-135	Type of Sale:	Full Amount on Deed
Contract Date:	02/29/2024		
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	02/29/2024	Sales Price:	$239,900
Document #:	BK-PG 1651 -135	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 10 Map Ref: 089
Abbreviated Description: DISTRICT: 10, COUNTY AREA: C01

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	$219,900
Document #:	21006203 BK-PG 1565-513	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/27/2021		
Document Type:			

Legal Description:
District: 10

Prior Transfer

Recording Date:	01/27/2021	Sales Price:	$219,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/19/2020	Sales Price:	$93,993
Document #:	20003925 BK-PG 1552-447	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2018		
Document Type:			

Legal Description:
District: 10

Prior Transfer

Recording Date:	09/24/2018	Sales Price:	N/A
Document #:	18003227 BK-PG 1346-001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/05/2018	Loan Amount:	N/A
Document #:	18002998 BK-PG 1504-290	Loan Type:	New Conventional
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/24/2018	Sales Price:	$126,000
Document #:	18002865 BK-PG 1224-678	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2011	Loan Amount:	N/A
Document #:	11039792 BK-PG 1346-1	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/28/2011	Sales Price:	N/A
Document #:	11039791 BK-PG 1345-739	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/24/2011		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/21/2011	Sales Price:	$120,000
Document #:	11039745 BK-PG 1251-787	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/07/2007	Loan Amount:	N/A
Document #:	BK-PG 1251-787	Loan Type:	
TD Due Date:	11/02/2037	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/02/2007	Sales Price:	$155,000
Document #:	BK-PG 1251-784	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/12/2007	Loan Amount:	N/A
Document #:	BK-PG 1224-678	Loan Type:	
TD Due Date:	01/05/2016	Type Finance:	

Legal Description:

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Prior Transfer

Recording Date:	08/09/2004	Sales Price:	N/A
Document #:	BK-PG 1158-371	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,049,000	Median # of Bedrooms	
Median Lot Size	109,336 SF	Median # of Baths	2
Median Living Area	1,733 SF	Median Year Built	1980
Price Range - 2 Yrs	$275,000 to $464,000	Age Range	46 years to 85 years
Median Value	$310,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**4969 BACK VALLEY RD SPEEDWELL, TN 37870-7024**	05/19/2026	$464,000	$267	1733	//2	1980	444,314 SF	
		APN: 089 05301 Document #: 26020842 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10								
2	.25Mi.	**4139 OLD HIGHWAY 63 SPEEDWELL, TN 37870-7238**	05/04/2026	$310,000	$119	2595	//2	1980	67,083 SF	
		APN: 089 03205 Document #: 26020652 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10								
3	1.46Mi.	**1623 STRAIGHT BRANCH RD SPEEDWELL, TN 37870-7030**	05/01/2026	$275,000	$187	1470	//1	1941	109,336 SF	
		APN: 089 07102 Document #: 26020629 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BETTY PARKS AND SHIRLEY POTEET PROPERTY Tract No: A-C MapRef: CAB 4 PG 299 Abbreviated Description: Subdivision:BETTY PARKS AND SHIRLEY POTEET PROPERTY Tract No:A-C Map Ref:CAB 4 PG 299								

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.	**7492 HIGHWAY 63**	**02/29/2024**	$205,800	$51,450	1,590	//2	1982	35,284 SF	
.03Mi.	**7476 HIGHWAY 63**	**04/30/2020**	$218,900	$54,725	1,634	//2	1988	28,314 SF	
.12Mi.	**168 PEBLEY HOLLOW RD**	**11/01/2024**	$299,000	$74,750	1,288	//1	1994	7 SF	
.12Mi.	**4216 OLD HIGHWAY 63**	**09/12/2008**	$80,900	$20,225	1,064	//1	1946	3 SF	
.13Mi.	**4228 OLD HIGHWAY 63**	**06/07/1990**	$101,800	$25,450	800	//2	2004	11,761 SF	
.16Mi.	**4186 OLD HIGHWAY 63**	**04/06/2016**	$237,800	$59,450	1,430	//1	1986	31,799 SF	
.19Mi.	**4267 OLD HIGHWAY 63**	**03/07/2018**	$56,300	$14,075	720	//1	1960	1 SF	
.21Mi.	**4201 OLD HIGHWAY 63**	**07/02/2021**	$136,400	$34,100	1,130	//1	1929	3 SF	
.23Mi.	**4309 OLD HIGHWAY 63**	**07/21/2011**	$130,000	$32,500	1,520	//2	1964	1 SF	
.24Mi.	**7596 HIGHWAY 63**	**11/14/1995**	$213,800	$53,450	2,317	//3	1968	2 SF	
.24Mi.	**7608 HIGHWAY 63**	**09/10/1996**	$262,700		1,568	//1.25	1997	3 SF	
.25Mi.	**4139 OLD HIGHWAY 63**	**05/11/2011**	$266,100	$66,525	2,595	//2	1980	2 SF	
.29Mi.	**128 PROFFITT LN**	**05/27/2021**	$122,300	$30,575	1,362	//1	1983	25,265 SF	
.29Mi.	**63 OLD HWY**	**08/13/2015**	$143,200	$35,800	1,021	//2	2015	1 SF	
.3Mi.	**4390 OLD HIGHWAY 63**	**10/29/2013**	$573,300	$143,325	3,872	//3.25	2013	2 SF	
.31Mi.	**195 PEBLEY HOLLOW RD**	**01/30/2015**	$178,300	$44,575	1,904	//1	1994	2 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	47.7 years old	Households:	2,371
Median Household Income:	$44,238	Households w/Family:	60%
Household Income Per Capita:	$27,537	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Claiborne County School District	Students:	3,967
Number of Schools:	14	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
12.18Mi.	**Cumberland Gap High School**	C+	Public	9 - 12
Number of Students: 459				

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Student-Teacher Ratio: NA
Advanced Placement: Yes

16.35Mi. **Claiborne Adult High School** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	9 - 12
5.43Mi. **Powell Valley Elementary School** Number of Students: 280 Student-Teacher Ratio: NA		C-	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	70%	NOTABLY LOWER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	131%	NOTABLY HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

9/26/2024 - Tropical Storm Helene 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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