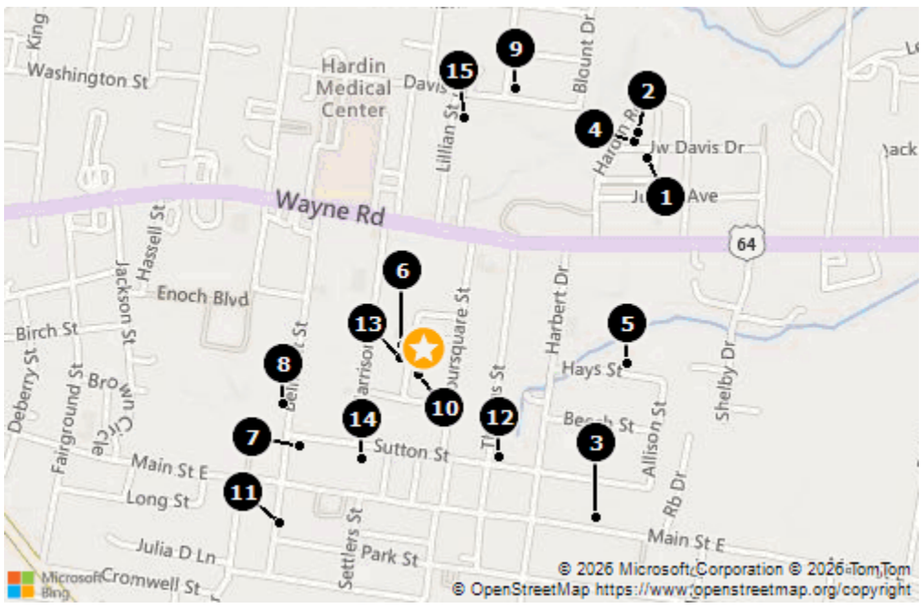
ICE SiteX Report

OrderID: 98472162

SiteX Property Information Report



Subject Property Location

75 QUARTET CIR, SAVANNAH, TN 38372-1692

County:	**HARDIN TN**	Census Tract:	470719204.021012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	083B E 01000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$175,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$141,750 - $208,250	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	36A05
Assd Land Value:	$3,000	Market Land Value:	$12,000	Tax Year:	2025
Assd Improvement:	$29,775	Market Improvment Value:	$119,100	Total Taxable Value:	$803
Total Assessed Value:	$32,775	Total Assessor Market Value:	$131,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 04 Subdivision: DAVIS SUB Map Ref: 083B

Abbreviated Description:	DAVIS SUB 2
City/Muni/Twp:	SAVANNAH

Property Characteristics

Lot Size:	14,200 SF	Bedrooms:		Pool:	
Building Area:	1784 SF	Baths:	2	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	K
Style:		Basement:	No	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/07/2019	Sales Price:	$68,732
Document #:	144246 BK-PG 626-224	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/09/2015	Sales Price:	$68,700
Document #:	120959 BK-PG 346-623	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/27/2015	Loan Amount:	N/A
Document #:	120250 BK-PG 626-224	Loan Type:	FHA
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/27/2015	Sales Price:	$70,000
Document #:	120249 BK-PG 626-222	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2015		
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	07/24/2015	Sales Price:	$70,000
Document #:	BK-PG 626 -222	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 04 Subdivision: DAVIS SUB Map Ref: 083B
Abbreviated Description: DAVIS SUB 2
City/Muni/Twp: SAVANNAH

Prior Transfer

Recording Date:	06/29/2004	Sales Price:	N/A
Document #:	BK-PG 348-152	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 2 Subdivision: DAVIS SUB

Mortgage Record

Recording Date:	06/11/2004	Loan Amount:	N/A
Document #:	BK-PG 346-623	Loan Type:	
TD Due Date:	06/07/2034	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	05/25/2004	Sales Price:	$64,500
Document #:	BK-PG 344-747	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 2 Subdivision: DAVIS SUB

Mortgage Record

Recording Date:	05/21/2002	Loan Amount:	N/A
Document #:	BK-PG 276-185	Loan Type:	
TD Due Date:		Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	05/21/2002	Sales Price:	$57,000
Document #:	BK-PG 276-181	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 2 Subdivision: DAVIS SUB

Prior Transfer

Recording Date:	03/23/2001	Sales Price:	$105,000
Document #:	BK-PG 239-742	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 2 Subdivision: DAVIS

Area Sales Analysis

Total Area Sales	$1,757,901	Median # of Bedrooms	
Median Lot Size	12,500 SF	Median # of Baths	1
Median Living Area	1,240 SF	Median Year Built	1958
Price Range - 2 Yrs	$20,000 to $360,000	Age Range	58 years to 96 years
Median Value	$108,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**285 JW DAVIS DR** **SAVANNAH, TN 38372-1753**	08/03/2026	$60,000	$48	1245	//1	1955	7,656 SF	
		APN: 083C B 00103 Document #: 187545 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 District: 4 Subdivision: BELLWOOD SUBDIVISION MapRef: MB 2 PG 22 Abbreviated Description: Lot:25 District:4 Subdivision:BELLWOOD SUBDIVISION Map Ref:MB 2 PG 22								
2	.4Mi.	**160 HARDIN RD** **SAVANNAH, TN 38372-2355**	08/03/2026	$65,000	$52	1240	//1	1961	SF	
		APN: 072N C 01203 Document #: 187546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 District: 4 Subdivision: BELLWOOD SUBDIVISION MapRef: MB 2 PG 22 Abbreviated Description: Lot:3 District:4 Subdivision:BELLWOOD SUBDIVISION Map Ref:MB 2 PG 22								
3	.32Mi.	**1035 MAIN ST E** **SAVANNAH, TN 38372-2543**	07/01/2026	$20,000	$26	744	//1	1930	15,000 SF	
		APN: 083F B 00500 Document #: 186911 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: E Subdivision: HARBERT HEIGHTS SUBDIVISION Abbreviated Description: Lot:9 Block:E Subdivision:HARBERT HEIGHTS SUBDIVISION								
4	.39Mi.	**296 JW DAVIS DR** **SAVANNAH, TN 38372-1751**	06/11/2026	$360,000	$290	1240	//1	1962	10,824 SF	
		APN: 072N C 01204 Document #: 186537 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 4TH Abbreviated Description: District:4TH								
5	.27Mi.	**105 HAYS ST**	06/11/2026	$130,000	$76	1704	//2	1964	34,010 SF	

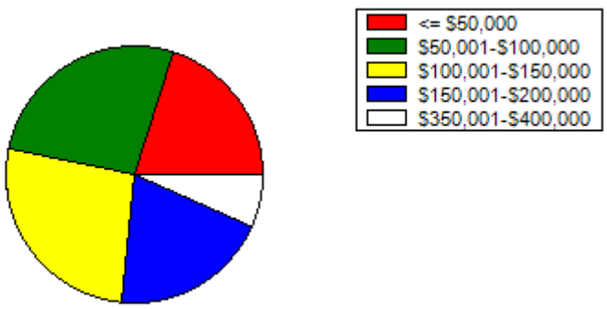
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		SAVANNAH, TN 38372-2381							
	APN: 083C G 00300 Document #: 186523 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 4TH Abbreviated Description: District:4TH								
6	.03Mi.	**80 QUARTET CIR**	12/03/2025	$195,000	$142	1369	//1	1964	12,500 SF
		SAVANNAH, TN 38372-1691							
	APN: 083B E 01100 Document #: 183404 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 District: 4TH Subdivision: DAVIS SUBDIVISION Abbreviated Description: Lot:9 District:4TH Subdivision:DAVIS SUBDIVISION								
7	.21Mi.	**315 BELMONT ST**	10/30/2025	$35,000	$29	1200	//1	1950	11,250 SF
		SAVANNAH, TN 38372-2268							
	APN: 083G A 00800 Document #: 182865 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-6 Block: D District: 4TH Subdivision: HINTON SUBDIVISION MapRef: MB 28 PG 148 Abbreviated Description: Lot:1-6 Block:D District:4TH Subdivision:HINTON SUBDIVISION Map Ref:MB 28 PG 148City/Muni/Twp:TOWN OF SAVANNAH City/Muni/Twp: TOWN OF SAVANNAH								
8	.2Mi.	**260 BELMONT ST**	10/17/2025	$30,000	$32	912	//1	1946	13,500 SF
		SAVANNAH, TN 38372-2275							
	APN: 083B C 01700 Document #: 182659 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: ABERNATHY HOMEPLACE Abbreviated Description: Lot:1,2 Subdivision:ABERNATHY HOMEPLACE City/Muni/Twp:CITY OF SAVANNAH City/Muni/Twp: CITY OF SAVANNAH								
9	.37Mi.	**315 DAVIS ST**	09/17/2025	$110,000	$57	1916	//2	1968	15,000 SF
		SAVANNAH, TN 38372-1859							
	APN: 072N B 00700 Document #: 182120 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.04Mi.	**105 QUARTET CIR**	09/16/2025	$170,000	$106	1600	//2	1958	14,200 SF
		SAVANNAH, TN 38372-1694							
	APN: 083B E 00800 Document #: 182078 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 District: 4TH Subdivision: DAVIS SUBDIVISION MapRef: MB 40 PG 423 Abbreviated Description: Lot:6 District:4TH Subdivision:DAVIS SUBDIVISION Map Ref:MB 40 PG 423								
11	.29Mi.	**415 BELMONT ST**	09/16/2025	$67,000	$79	840	//1	1957	12,600 SF
		SAVANNAH, TN 38372-2893							
	APN: 083G J 00800 Document #: 182087 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 4TH Abbreviated Description: District:4TH								
12	.17Mi.	**285 THOMAS ST**	08/12/2025	$83,901	$69	1215	//1	1962	11,970 SF
		SAVANNAH, TN 38372-2898							
	APN: 083C F 01400 Document #: 181462 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 4TH Abbreviated Description: District:4TH								
13	.04Mi.	**90 QUARTET CIR**	07/21/2025	$125,000	$96	1290	//1	1959	12,400 SF
		SAVANNAH, TN 38372-1691							
	APN: 083B E 01200 Document #: 181059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: DAVIS SUBDIVISION Abbreviated Description: Lot:10 Subdivision:DAVIS SUBDIVISION								
14	.17Mi.	**100 SUTTON ST**	07/18/2025	$108,000	$120	896	//1	1947	10,030 SF
		SAVANNAH, TN 38372-2209							
	APN: 083G A 01000 Document #: 181022 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF SAVANNAH City/Muni/Twp: CITY OF SAVANNAH								
15	.31Mi.	**150 LILLIAN ST**	07/03/2025	$199,000	$105	1884	//2	1955	13,000 SF
		SAVANNAH, TN 38372-1881							
	APN: 083C A 00700 Document #: 180769 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SHAW SUBDIVISION Abbreviated Description: Lot:16 Subdivision:SHAW SUBDIVISION								

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.

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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.	**75 QUARTET CIR**	**07/24/2015**	$131,100	$32,775	1,784	//2	1954	14,200 SF	
.02Mi.	**95 QUARTET CIR**	**01/09/2025**	$129,800	$32,450	1,326	//1.5	1960	14,200 SF	
.03Mi.	**150 FOURSQUARE ST**	**07/14/2023**	$144,400	$36,100	1,386	//2	1974	14,006 SF	
.03Mi.	**80 QUARTET CIR**	**05/11/2012**	$90,800	$22,700	1,369	//1	1964	12,500 SF	
.03Mi.	**170 FOURSQUARE ST**	**10/07/2005**	$127,600	$31,900	1,256	//1	1958	15,000 SF	
.04Mi.	**90 QUARTET CIR**	**07/02/2025**	$65,900	$16,475	1,290	//1	1959	12,400 SF	
.04Mi.	**105 QUARTET CIR**	**09/12/2025**	$150,700	$37,675	1,600	//2	1958	14,200 SF	
.05Mi.	**110 QUARTET CIR**	**08/22/2019**	$136,800	$34,200	1,247	//1.5	1964		
.06Mi.	**190 FOURSQUARE ST**	**09/17/2001**	$229,800	$57,450	1,553	//2	1960		
.06Mi.	**165 HARRISON ST**	**07/14/2005**	$61,300	$15,325	1,305	//1	1947		
.06Mi.	**155 QUARTET CIR**	**05/17/2021**	$120,000	$30,000	1,200	//1	1962	16,330 SF	
.06Mi.	**145 FOURSQUARE ST**	**07/18/1970**	$128,700	$32,175	1,571	//1.5	1954	14,000 SF	
.06Mi.	**165 FOURSQUARE ST**	**09/24/2024**	$208,800	$52,200	1,948	//1.5	1956	30,800 SF	Yes
.06Mi.	**185 HARRISON ST**	**10/30/2020**	$47,900	$11,975	816	//1	1946	9,940 SF	
.07Mi.	**130 QUARTET CIR**	**11/20/2002**	$121,400	$30,350	1,092	//1.25	2002		
.07Mi.	**125 FOURSQUARE ST**	**04/26/2021**	$123,600	$30,900	1,975	//2	1948	14,000 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	42.3 years old	Households:	7,230
Median Household Income:	$49,945	Households w/Family:	62%
Household Income Per Capita:	$25,254	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Hardin County School District	Students:	3,294
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.85Mi.	**Parris South Elementary School** Number of Students: 389 Student-Teacher Ratio: NA	C	Public	PK - 5
1.86Mi.	**Hardin County Middle School** Number of Students: 643 Student-Teacher Ratio: NA	C	Public	6 - 8
1.37Mi.	**Hardin County High School** Number of Students: 951 Student-Teacher Ratio: NA	B+	Public	9 - 12

Flood Report

The Subject Property of **75 QUARTET CIR, SAVANNAH, TN 38372-1692** 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	116%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	130%	NOTABLY HIGHER
OVERALL	119%	HIGHER

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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ICE SiteX Report

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