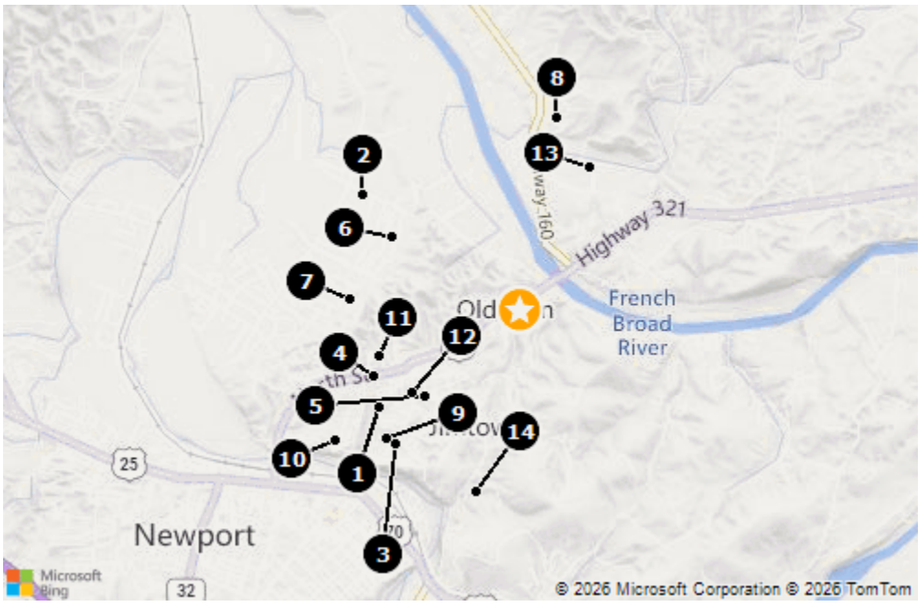
ICE SiteX Report

OrderID: 98738806

SiteX Property Information Report



Subject Property Location

833 HIGHWAY 321, NEWPORT, TN 37821-5205

County:	**COCKE TN**	Census Tract:	470299202.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	047 06500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$223,000**	FSD:	16	Common Confidence Score:	40
Value Range:	$187,320 - $258,680	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	15A00
Assd Land Value:	$4,475	Market Land Value:	$17,900	Tax Year:	2025
Assd Improvement:	$23,200	Market Improvment Value:	$92,800	Total Taxable Value:	$415
Total Assessed Value:	$27,675	Total Assessor Market Value:	$110,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 06 Map Ref: 047
Abbreviated Description: DISTRICT: 06, COUNTY AREA: Y01

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:		Pool:	
Building Area:	1132 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Unimproved	Heating:	Yes
Number of Stories:	1+B	Number of Cars:		A/C:	K
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/20/2025	Sales Price:	N/A
Document #:	25005447 BK-PG 1595-841	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/30/2022	Sales Price:	$174,900
Document #:	22003411 BK-PG 1595-836	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2022		
Document Type:			
Legal Description:			
District: 6			

Prior Transfer

Recording Date:	06/30/2022	Sales Price:	$174,900
Document #:	BK-PG 1595 -836	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 06 Map Ref: 047			
Abbreviated Description: DISTRICT: 06, COUNTY AREA: Y01			

Prior Transfer

Recording Date:	11/23/2021	Sales Price:	$111,500

ICE SiteX Report

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Document #:	21005873 BK-PG 1576-37	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2021		
Document Type:			
Legal Description:			
District: 6			

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	$111,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/24/2004	Sales Price:	$15,900
Document #:	BK-PG 1164-811	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/09/1997	Sales Price:	$27,000
Document #:	BK-PG 346-284	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,246,600	Median # of Bedrooms	
Median Lot Size	15,246 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1972
Price Range - 2 Yrs	$40,000 to $525,000	Age Range	6 years to 111 years
Median Value	$217,500	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.89Mi.	**254 HARVEST ST** **NEWPORT, TN 37821-2610**	10/21/2026	$68,400	$68	1000	//1	1978	15,246 SF	
		APN: 047K E 00600 Document #: 26005545 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: SIXTH Abbreviated Description: District:SIXTH								
2	1.03Mi.	**361 WOODSON RD** **NEWPORT, TN 37821-4439**	10/06/2026	$259,900	$160	1624	//2.5	2009	11,326 SF	
		APN: 039 01600 Document #: 26005273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: SIXTH Abbreviated Description: Lot:1 District:SIXTH								
3	.96Mi.	**695 CLIFFWOOD DR** **NEWPORT, TN 37821-2524**	10/05/2026	$225,000	$176	1276	//1	1968	16,117 SF	
		APN: 047K G 01100 Document #: 26005244 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31,32 District: 6TH Subdivision: CLIFFWOOD SUBDIVISION MapRef: CAB A SL A-6 Abbreviated Description: Lot:31,32 District:6TH Subdivision:CLIFFWOOD SUBDIVISION Map Ref:CAB A SL A-6								
4	.85Mi.	**587 NORTH ST** **NEWPORT, TN 37821-2122**	09/11/2026	$209,000	$244	855	//1	1940	17,860 SF	
		APN: 047K D 01000 Document #: 26004796 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 6 Abbreviated Description: District:6								
5	.67Mi.	**680 MUSTERFIELD RD** **NEWPORT, TN 37821-2675**	09/04/2026	$153,000	$184	828	//1	1950	9,583 SF	
		APN: 047F E 02000 Document #: 26004659 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 6TH Abbreviated Description: District:6TH								
6	.78Mi.	**572 WELLS DR** **NEWPORT, TN 37821-5136**	08/05/2026	$250,000	$240	1040	//2	1982	14,375 SF	
		APN: 039N C 00102 Document #: 26004003 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 District: 6 Subdivision: SHADY REST SUBDIVISION MapRef: MB 3 PG 21 Abbreviated Description: Lot:8 District:6 Subdivision:SHADY REST SUBDIVISION Map Ref:MB 3 PG 21								
7	.9Mi.	**555 SHELLBARK RD** **NEWPORT, TN 37821-4456**	07/15/2026	$249,000	$206	1204	//2	2020	15,246 SF	
		APN: 047C A 01700 Document #: 26003621 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 District: 6 Subdivision: FLATWOOD ESTATES Phase No: 1 MapRef: CAB D SL 4 Abbreviated Description: Lot:17 District:6 Subdivision:FLATWOOD ESTATES Phase No:1 Map Ref:CAB D SL 4								
8	1.03Mi.	**384 BRIDGEFIELD WAY** **NEWPORT, TN 37821-4822**	07/14/2026	$202,300	$122	1652	//2	2000	10,019 SF	
		APN: 039 05507 Document #: 26003585 Document Type: Price Code: V Land Use: Single Family Residential Legal: District: SIX Abbreviated Description: District:SIX								
9	.97Mi.	**458 WARFORD RD** **NEWPORT, TN 37821-2538**	06/26/2026	$230,000	$205	1120	//1	1979	25,265 SF	
		APN: 047K E 03501 Document #: 26003214 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 6 Abbreviated Description: District:6								
10	1.18Mi.	**294 CLIFTON HEIGHTS RD**	06/15/2026	$525,000	$146	3576	//4	1915	95,832 SF	Yes

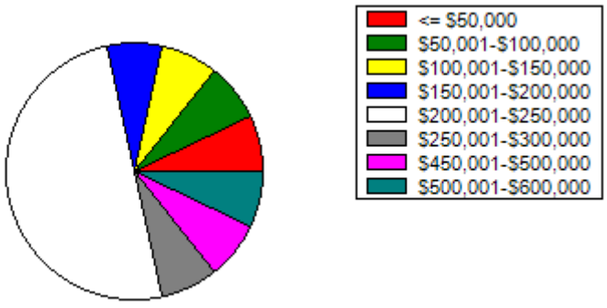
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		NEWPORT, TN 37821-2402 APN: 047K A 02000 Document #: 26003028 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: A,B District: 6 Subdivision: CLIFTON HEIGHTS ADDITION TO NEWPORT MapRef: MB 1597 PG 172 Abbreviated Description: Lot:A,B District:6 Subdivision:CLIFTON HEIGHTS ADDITION TO NEWPORT Map Ref:MB 1597 PG 172City/Muni/Twp:TOWN OF NEWPORT City/Muni/Twp: TOWN OF NEWPORT							
11	.78Mi.	**586 LUCIA ST** **NEWPORT, TN 37821-2112** APN: 047F C 00500 Document #: 26002969 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 6TH Abbreviated Description: District:6TH City/Muni/Twp:TOWN OF NEWPORT City/Muni/Twp: TOWN OF NEWPORT	06/12/2026	$40,000	$56	704	//1	1945	7,841 SF
12	.71Mi.	**213 FRONT ST** **NEWPORT, TN 37821-2604** APN: 047F E 03500 Document #: 26002928 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12,13 Block: B District: 6TH Subdivision: HIOLA ADDITION Abbreviated Description: Lot:12,13 Block:B District:6TH Subdivision:HIOLA ADDITION City/Muni/Twp:CITY OF NEWPORT City/Muni/Twp: CITY OF NEWPORT	06/11/2026	$150,000	$178	840	//1	1939	14,375 SF
13	.83Mi.	**151 CLEAR CREEK RD** **NEWPORT, TN 37821-4802** APN: 040 00400 Document #: 26002552 Document Type: Price Code: V Land Use: Single Family Residential Legal: District: 6 Abbreviated Description: District:6	05/22/2026	$475,000	$272	1740	//1	1954	42,253 SF
14	.98Mi.	**495 CARNATION WAY** **NEWPORT, TN 37821-** APN: 047 12300 Document #: 26002213 Document Type: Price Code: V Land Use: Single Family Residential Legal: District: 6 Abbreviated Description: District:6	05/04/2026	$210,000	$208	1008	//1	1977	65,340 SF

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.	**833 HIGHWAY 321**	**06/30/2022**	$110,700	$27,675	1,132	//1	1950	13,068 SF	
.03Mi.	**839&841 HWY 321**	**07/31/2002**	$81,900	$20,475	849	//0.5	1954	34,848 SF	
.04Mi.	**113 CHICKORY RD**	**10/22/2014**	$163,400	$40,850	944	//1	1948	2 SF	
.05Mi.	**825 HIGHWAY 321**	**06/23/1981**	$69,000	$17,250	768	//0.5	1960	17,424 SF	
.05Mi.	**865 WARFORD RD**	**10/20/2023**	$138,500	$34,625	1,008	//1	1965	1 SF	
.07Mi.	**818 HIGHWAY 321**	**09/28/2023**	$155,600	$38,900	1,168	//1	1940	18,295 SF	
.08Mi.	**129 CHICKORY RD**	**01/14/2021**	$45,600	$11,400	432	//1	1940	32,670 SF	
.08Mi.	**830 HIGHWAY 321**	**05/05/2007**	$366,500	$91,625	2,301		1944	4 SF	
.1Mi.	**815 HIGHWAY 321**	**03/01/1993**	$125,800	$31,450	908	//1	1900	3 SF	
.12Mi.	**131 NORTHVIEW RD**	**08/04/2009**	$157,000	$39,250	1,008	//1	2002		
.14Mi.	**140 CHICKORY RD**	**12/20/2017**	$50,400	$12,600	650	//1	1950	11,761 SF	
.16Mi.	**130 NORTHVIEW RD**	**09/19/2002**	$161,500	$40,375	1,148	//1	1960	8 SF	
.17Mi.	**802 HIGHWAY 321**	**03/24/1993**	$102,400	$25,600	1,053	//1	1940	22,216 SF	
.18Mi.	**125 WOODSON RD**	**12/14/2012**	$179,600	$44,900	1,780		1900	7 SF	
.23Mi.	**786 HIGHWAY 321**	**12/11/2009**	$522,700	$130,675	2,280	//1	1920	2 SF	
.25Mi.	**765 HIGHWAY 321**	**10/20/2020**	$145,400	$36,350	1,082	//1	1929	1 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	62%

ICE SiteX Report

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Demographics & Income

Median Age:	44.2 years old	Households:	9,820
Median Household Income:	$44,721	Households w/Family:	70%
Household Income Per Capita:	$23,583	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Cocke County School District	Students:	4,202
Number of Schools:	12	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Cocke County High School** Number of Students: 1,074 Student-Teacher Ratio: NA Advanced Placement: Yes	C+	Public	9 - 12
2.26Mi.	**Cocke County Adult High School** Number of Students: 2 Student-Teacher Ratio: NA	NA	Public	9 - 12
0.96Mi.	**Northwest Elementary School** Number of Students: 422 Student-Teacher Ratio: NA	F	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	124%	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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