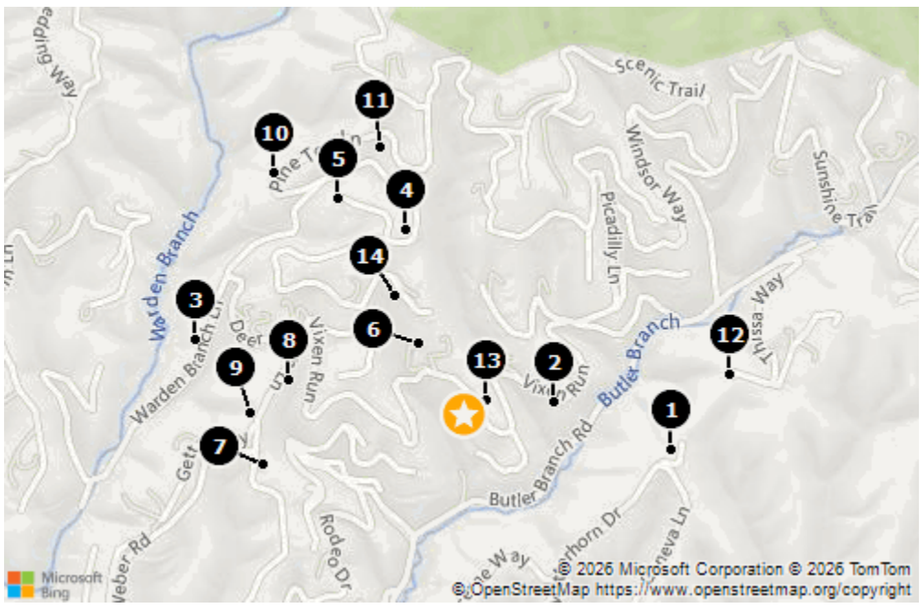
ICE SiteX Report

OrderID: 97965157

SiteX Property Information Report



Subject Property Location

842 VIXEN RUN, GATLINBURG, TN 37738

County:	**SEVIER TN**	Census Tract:	471550807.021054
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	099O C 01700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,347,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$1,239,240 - $1,454,760	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	78A00
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$302,880	Market Improvment Value:	$757,200	Total Taxable Value:	$4,719
Total Assessed Value:	$318,880	Total Assessor Market Value:	$797,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 District: 17 Subdivision: COBBLY NOB FOXWOODS Map Ref: 099O
Abbreviated Description: DISTRICT: 17, COUNTY AREA: L02

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Yes
Building Area:	3944 SF	Baths:	5	Fireplace:	1
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/14/2026	Sales Price:	N/A
Document #:	26024718 BK-PG 6291-418	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/17/2023	Loan Amount:	N/A
Document #:	23009967 BK-PG 6299-234	Loan Type:	New Conventional
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 19 Subdivision: FOX WOODS SUBDIVISION
Abbreviated Description: PRIOR REF: 23008491 04/03/2023

Prior Transfer

Recording Date:	04/13/2023	Sales Price:	N/A
Document #:	23009532 BK-PG 6008-111	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/03/2023	Loan Amount:	N/A
Document #:	23008491 BK-PG 6291-418	Loan Type:	New Conventional
TD Due Date:	04/01/2053	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 19 Subdivision: FOX WOODS SUBDIVISION

Mortgage Record

Recording Date:	01/25/2022	Loan Amount:	N/A
Document #:	22004780 BK-PG 6008-111	Loan Type:	
TD Due Date:	07/18/2023	Type Finance:	

Legal Description:
Lot: 19 District: 17 Subdivision: FOX WOODS SECTION OF COBBLY NOB VILLAGE

Prior Transfer

Recording Date:	04/12/2021	Sales Price:	$81,250
Document #:	21012309 BK-PG 5762-577	Type of Sale:	Full Amount on Deed
Contract Date:	04/05/2021		
Document Type:			

Legal Description:
Lot: 19 District: 17 Subdivision: FOX WOODS SUBDIVISION Map Ref: MB 19 PG 19

Prior Transfer

Recording Date:	04/05/2021	Sales Price:	$81,250
Document #:	BK-PG 5762 -577	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 District: 17 Subdivision: COBBLY NOB FOXWOODS Map Ref: 099O
Abbreviated Description: DISTRICT: 17, COUNTY AREA: L02

Prior Transfer

Recording Date:	08/03/2005	Sales Price:	$80,000
Document #:	BK-PG 2308-260	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 0019 Subdivision: COBBLY NOB FOXWOODS

Prior Transfer

Recording Date:	08/01/2005	Sales Price:	$80,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$8,727,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,836 SF	Median Year Built	2005
Price Range - 2 Yrs	$245,000 to $950,000	Age Range	2 years to 48 years
Median Value	$634,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**441 MATTERHORN DR** **GATLINBURG, TN 37738-6415**	07/06/2026	$750,000	$585	1280	//2	1978	SF	
		APN: 110B B 00400 Document #: 26023847 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 District: 17 Subdivision: CHESTNUT RIDGE MapRef: MB 18 PG 45 Abbreviated Description: Lot:27 District:17 Subdivision:CHESTNUT RIDGE Map Ref:MB 18 PG 45City/Muni/Twp:GATLINBURG City/Muni/Twp: GATLINBURG								
2	.11Mi.	**934 VIXEN RUN** **GATLINBURG, TN 37738-6343**	03/25/2026	$633,000	$225	2808	//	1999	SF	Yes
		APN: 099O C 03400 Document #: 26011729 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: FOXWOODS OF COBBLY NOB SUBDIVISION MapRef: MB 19 PG 19 Abbreviated Description: Lot:37 Subdivision:FOXWOODS OF COBBLY NOB SUBDIVISION Map Ref:MB 19 PG 19								
3	.37Mi.	**3859 WARDEN BRANCH LN** **GATLINBURG, TN 37738-6386**	02/25/2026	$765,000	$579	1320	//2	2001	47,045 SF	
		APN: 099 01203 Document #: 26007035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 17 Subdivision: HEARN-BALL PROPERTY PLAT MapRef: MB P46 PG 253 Abbreviated Description: Lot:1 District:17 Subdivision:HEARN-BALL PROPERTY PLAT Map Ref:MB P46 PG 253								
4	.25Mi.	**904 PINE CONE WAY** **GATLINBURG, TN 37738-6378**	02/17/2026	$730,000	$322	2263	//2.5	2018	SF	
		APN: 099O A 00900 Document #: 26005012 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 28 Subdivision: BROKEN PINE MapRef: MB 17 PG 51 Abbreviated Description: Lot:28 Subdivision:BROKEN PINE Map Ref:MB 17 PG 51City/Muni/Twp:VILLAGE OF COBBLY NOB City/Muni/Twp: VILLAGE OF COBBLY NOB								
5	.34Mi.	**923 PINE CONE WAY** **GATLINBURG, TN 37738-**	02/12/2026	$440,000	$404	1088	//2	2008	SF	Yes
		APN: 099O A 00300 Document #: 26004725 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 15 District: 17TH Subdivision: BROKEN PINE MapRef: MB 17 PG 51 Abbreviated Description: Lot:15 District:17TH Subdivision:BROKEN PINE Map Ref:MB 17 PG 51								
6	.1Mi.	**827 VIXEN RUN** **GATLINBURG, TN 37738-**	01/13/2026	$950,000	$375	2531	//3.5	2020	SF	
		APN: 099O D 01400 Document #: 26001497 Document Type: Price Code: F Land Use: Single Family Residential								

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Legal: Lot: 73 District: 17TH Subdivision: FOXWOODS MapRef: MB 19 PG 19 Abbreviated Description: Lot:73 District:17TH Subdivision:FOXWOODS Map Ref:MB 19 PG 19

7	.26Mi.	**536 DEER PATH LN** **GATLINBURG, TN 37738-6325**	10/14/2025	$245,000	$392	624	//2	1984	SF	

APN: 110A A 00700 Document #: 25028948
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 District: 17 Subdivision: PINE COVE MapRef: MB 20 PG 9 Abbreviated Description: Lot:9 District:17 Subdivision:PINE COVE Map Ref:MB 20 PG 9

8	.23Mi.	**616 DEER PATH LN** **GATLINBURG, TN 37738-**	09/22/2025	$635,000	$290	2186	//4	2007	SF	Yes

APN: 110A A 00300 Document #: 25026453
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 District: 17TH Subdivision: COBBLYNOB SUBDIVISION MapRef: MB 20 PG 9 Abbreviated Description: Lot:20 District:17TH Subdivision:COBBLYNOB SUBDIVISION Map Ref:MB 20 PG 9

9	.28Mi.	**601 DEER PATH LN** **GATLINBURG, TN 37738-6334**	09/18/2025	$720,000	$384	1872	//3.5	2020	10,019 SF	

APN: 099P C 00101 Document #: 25026188
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 17TH Subdivision: QUEENS PLACE Tract No: 1A Abbreviated Description: District:17TH Subdivision:QUEENS PLACE Tract No:1A

10	.41Mi.	**813 PINE TOP LN** **GATLINBURG, TN 37738-**	08/11/2025	$600,000	$242	2475	//2	2004	SF	Yes

APN: 099J B 02600 Document #: 25021777
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 75 District: 17TH Subdivision: BROKEN PINE MapRef: MB 17 PG 51 Abbreviated Description: Lot:75 District:17TH Subdivision:BROKEN PINE Map Ref:MB 17 PG 51

11	.37Mi.	**844 PINE TOP LN** **GATLINBURG, TN 37738-6348**	07/16/2025	$510,000	$283	1800	//2	2023	SF	Yes

APN: 099J B 01500 Document #: 25018988
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 District: 17TH Subdivision: BROKEN PINE SUBDIVISION MapRef: MB 17 PG 51 Abbreviated Description: Lot:21 District:17TH Subdivision:BROKEN PINE SUBDIVISION Map Ref:MB 17 PG 51

12	.34Mi.	**606 THATTA WAY** **GATLINBURG, TN 37738-6440**	06/17/2025	$721,000	$311	2316	//5	2001	125,018 SF	Yes

APN: 099O F 01400 Document #: 25015220
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 District: 17TH Subdivision: MOUNTAIN SUBDIVISION MapRef: MB 28 PG 342 Abbreviated Description: Lot:20 District:17TH Subdivision:MOUNTAIN SUBDIVISION Map Ref:MB 28 PG 342

13	.04Mi.	**845 VIXEN RUN** **GATLINBURG, TN 37738-6345**	05/22/2025	$444,000	$268	1652	//2	1983	SF	

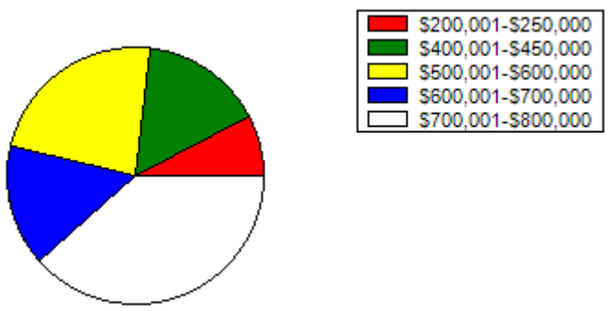
APN: 099O D 01900 Document #: 25012433
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 District: 17TH Subdivision: FOXWOODS MapRef: MB 19 PG 19 Abbreviated Description: Lot:68 District:17TH Subdivision:FOXWOODS Map Ref:MB 19 PG 19

14	.18Mi.	**1042 DEER PATH LN** **GATLINBURG, TN 37738-**	05/12/2025	$584,000	$486	1200	//2	2024	SF	

APN: 099O A 02700 Document #: 25011508
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: BROKER PINE MapRef: MB 17 PG 51 Abbreviated Description: Lot:58 Subdivision:BROKER PINE Map Ref:MB 17 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.

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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.	**842 VIXEN RUN**	**04/05/2021**	$797,200	$318,880	3,944	//5	2023		Yes
.02Mi.	**846 VIXEN RUN**	**08/11/2025**	$264,700	$105,880	1,506	//2.5	1990		
.02Mi.	**838 VIXEN RUN**	**11/21/2022**	$689,700	$275,880	3,203	//6	2022		Yes
.04Mi.	**845 VIXEN RUN**	**05/16/2025**	$292,000	$73,000	1,652	//2	1983		
.04Mi.	**850 VIXEN RUN**	**08/29/2014**	$517,200	$206,880	1,736	//3	2001		
.05Mi.	**923 GREY FOX TRL**	**03/14/2017**	$305,600	$76,400	1,784	//2	1989		Yes
.06Mi.	**837 VIXEN RUN**	**06/08/2018**	$359,200	$143,680	1,728	//2	1994		
.07Mi.	**902 GREY FOX TRL**	**12/13/2022**	$255,700	$102,280	1,210	//2	1994		Yes
.08Mi.	**906 GREY FOX TRL**	**01/14/2022**	$227,300	$90,920	1,344	//1.5	1974		
.09Mi.	**829 VIXEN RUN**	**03/18/2025**	$662,200	$264,880	2,520	//3.5	2017		Yes
.09Mi.	**919 VIXEN RUN**	**10/11/2019**	$695,400	$173,850	3,597	//2.5	1993		
.1Mi.	**770 VIXEN RUN**	**10/02/2018**	$851,700	$340,680	3,788	//4	2020		
.1Mi.	**919 GREY FOX TRL**	**11/17/2020**	$369,100	$147,640	2,189	//2	1989		Yes
.1Mi.	**827 VIXEN RUN**	**04/20/2018**	$688,500	$275,400	2,531	//3.5	2020		
.11Mi.	**1021 FOX TAIL TRL**	**11/15/2022**	$272,600	$109,040	856	//2	1994		
.11Mi.	**915 GREY FOX TRL**	**07/31/1991**	$310,300	$77,575	1,544	//2	1989		

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	27%

Demographics & Income

Median Age:	47.6 years old	Households:	2,161
Median Household Income:	$53,138	Households w/Family:	56%
Household Income Per Capita:	$31,584	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Sevier County School District	Students:	14,408
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
18.78Mi.	**Northview Senior Academy** Number of Students: 586 Student-Teacher Ratio: NA	C	Public	10 - 12
23.81Mi.	**Seymour High School** Number of Students: 693 Student-Teacher Ratio: NA Advanced Placement: Yes	C+	Public	10 - 12
17.32Mi.	**Wearwood Elementary School** Number of Students: 187 Student-Teacher Ratio: NA	B-	Public	PK - 6
13.87Mi.	**Pigeon Forge Junior High School** Number of Students: 495 Student-Teacher Ratio: NA	C-	Public	7 - 9
21.07Mi.	**Gary Hardin Academy** Number of Students: 74 Student-Teacher Ratio: NA	D+	Public	6 - 12
13.99Mi.	**Pigeon Forge High School** Number of Students: 448 Student-Teacher Ratio: NA Advanced Placement: Yes	B-	Public	10 - 12
20.10Mi.	**Northview Primary School** Number of Students: 684 Student-Teacher Ratio: NA	B-	Public	PK - 3
4.26Mi.	**Jones Cove Elementary School** Number of Students: 102 Student-Teacher Ratio: NA	B-	Public	PK - 6
6.78Mi.	**Catons Chapel Elementary School** Number of Students: 290 Student-Teacher Ratio: NA	B	Public	PK - 6
4.16Mi.	**Pittman Center Elementary School** Number of Students: 319 Student-Teacher Ratio: NA	C	Public	PK - 6
16.32Mi.	**Catlettsburg Elementary School** Number of Students: 646 Student-Teacher Ratio: NA	C+	Public	PK - 6
16.27Mi.	**Pigeon Forge Primary School** Number of Students: 532 Student-Teacher Ratio: NA	D	Public	PK - 3
23.60Mi.	**Seymour Intermediate School**	B+	Public	4 - 6

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Number of Students: 531
Student-Teacher Ratio: NA

9.57Mi. **New Center Elementary School** Number of Students: 616 Student-Teacher Ratio: NA	B+	Public	PK - 6
23.66Mi. **Seymour Primary School** Number of Students: 697 Student-Teacher Ratio: NA	B-	Public	PK - 3
10.39Mi. **Pi Beta Phi Elementary School** Number of Students: 315 Student-Teacher Ratio: NA	B+	Public	PK - 6
12.41Mi. **Sevier County High School** Number of Students: 950 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	10 - 12
12.65Mi. **Sevierville Primary School** Number of Students: 459 Student-Teacher Ratio: NA	NA	Public	PK - 1
6.46Mi. **Gatlinburg Pittman High School** Number of Students: 409 Student-Teacher Ratio: NA Advanced Placement: Yes	A	Public	10 - 12
20.27Mi. **Northview Intermediate School** Number of Students: 430 Student-Teacher Ratio: NA	D	Public	4 - 6
23.96Mi. **Seymour Junior High School** Number of Students: 713 Student-Teacher Ratio: NA	B	Public	7 - 9
21.58Mi. **Boyds Creek Elementary School** Number of Students: 480 Student-Teacher Ratio: NA	B-	Public	PK - 6
13.71Mi. **Sevierville Intermediate School** Number of Students: 674 Student-Teacher Ratio: NA	C	Public	4 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	78%	LOWER
BURGLARY	149%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	170%	NOTABLY HIGHER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	137%	NOTABLY HIGHER
OVERALL	164%	NOTABLY 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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