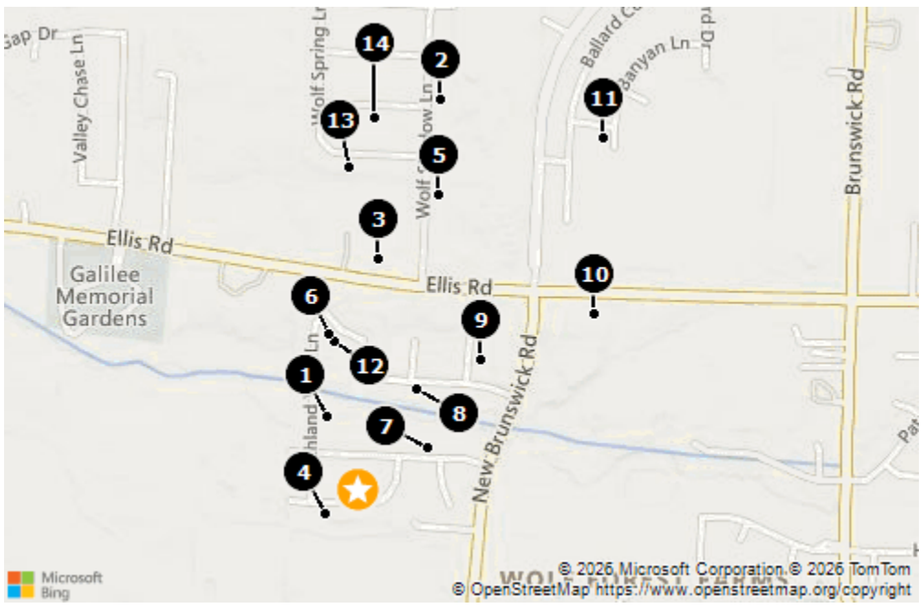
ICE SiteX Report

OrderID: 98230760

SiteX Property Information Report



Subject Property Location

8464 BUTTERFLY VIEW LN, BARTLETT, TN 38133-2789

County:	**SHELBY TN**	Census Tract:	471570208.332026
Property Use:	Single Family Residential	Zoning:	RS-15 PD
Parcel Number:	B01-58L- -F-00021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$454,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$417,680 - $490,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,000	Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:	$96,675	Market Improvment Value:	$386,700	Total Taxable Value:	$5,075
Total Assessed Value:	$116,675	Total Assessor Market Value:	$466,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 100 District: B Subdivision: RICHLAND VALLEY PD PHASE 4 Map Ref: MB 271-045
Abbreviated Description: NS BUTTERFLY VIEW LANE SEE MAP 97 O
City/Muni/Twp: BARTLETT

Property Characteristics

Lot Size:	9,975 SF	Bedrooms:	3	Pool:	V
Building Area:	2631 SF	Baths:	3	Fireplace:	1
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2026	Sales Price:	N/A
Document #:	26050254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/15/2026	Sales Price:	$50,000
Document #:	26028933 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/05/2023	Loan Amount:	N/A
Document #:	23102484 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 100 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 4
City/Muni/Twp: BARTLETT

Prior Transfer

Recording Date:	08/29/2023	Sales Price:	N/A
Document #:	23072349 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/15/2021	Loan Amount:	N/A
Document #:	21086806 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/14/2051	Type Finance:	

Legal Description:
Lot: 100 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 4

Mortgage Record

Recording Date:	05/24/2021	Loan Amount:	N/A
Document #:	21062849 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 100 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 4

Prior Transfer

Recording Date:	05/20/2021	Sales Price:	$280,721
Document #:	21061362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/10/2018	Sales Price:	$239,920
Document #:	18046179 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/03/2018	Sales Price:	$285,900
Document #:	18043346 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2018		

Document Type:
Legal Description:
Lot: 100 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 4 Map Ref: MB271 PG45

Prior Transfer

Recording Date:	04/30/2018	Sales Price:	$285,900
Document #:	18043346 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 100 District: B Subdivision: RICHLAND VALLEY PD PHASE 4 Map Ref: MB 271-045
Abbreviated Description: NS BUTTERFLY VIEW LANE SEE MAP 97 O
City/Muni/Twp: BARTLETT

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$55,000
Document #:	17048280 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2017		

Document Type:
Legal Description:
Lot: 100 Subdivision: RICHLAND VALLEY PLANNED DEVELOPEMENT Phase No: IV Map Ref: MB271 PG45

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	$55,000
Document #:		Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:

Area Sales Analysis

Total Area Sales	$5,391,900	Median # of Bedrooms	4
Median Lot Size	12,850 SF	Median # of Baths	3
Median Living Area	2,606 SF	Median Year Built	2007
Price Range - 2 Yrs	$124,000 to $490,000	Age Range	1 years to 81 years
Median Value	$391,250	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**3256 RICHLAND VIEW LN** **BARTLETT, TN 38133-1805**	07/29/2026	$450,000	$151	2964	7/4/3	2007	12,632 SF	V
		APN: B01-58L- -C-00034 Document #: 26063783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 1 MapRef: MB 248 PG 49 Abbreviated Description: Lot:54 Subdivision:RICHLAND VALLEY PLANNED DEVELOPMENT Phase No:1 Map Ref:MB 248 PG 49								
2	.53Mi.	**3476 WOLF SHADOW LN** **BARTLETT, TN 38133-2879**	05/26/2026	$372,000	$150	2465	6/3/2	2003	12,197 SF	
		APN: B01-58Q- -A-00044 Document #: 26043332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: WOLF HOLLOW SUBDIVISION MapRef: MB 245 PG 46 Abbreviated Description: Lot:44 Subdivision:WOLF HOLLOW SUBDIVISION Map Ref:MB 245 PG 46								
3	.31Mi.	**8490 ELLIS RD** **BARTLETT, TN 38133-2827**	05/04/2026	$124,000	$129	960	6/3/1	1973	69,391 SF	
		APN: B01-58 - - -00352 Document #: 26035430 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CLARA SUBDIVISION MapRef: MB 27 PG 77 Abbreviated Description: Lot:1 Subdivision:CLARA SUBDIVISION Map Ref:MB 27 PG 77

4	.05Mi.	**8443 BUTTERFLY VIEW LN** **BARTLETT, TN 38133-2791**	04/15/2026	$455,000	$152	2989	8/4/3	2018	9,975 SF

APN: B01-58L- -F-00011 Document #: 26028930
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: IV MapRef: MB 271 PG 45 Abbreviated Description: Lot:90 Subdivision:RICHLAND VALLEY PLANNED DEVELOPMENT Phase No:IV Map Ref:MB 271 PG 45City/Muni/Twp:BARTLETT City/Muni/Twp: BARTLETT

5	.4Mi.	**3408 WOLF SHADOW LN** **BARTLETT, TN 38133-2879**	01/02/2026	$376,000	$154	2440	7/4/3	2002	13,068 SF

APN: B01-58Q- -A-00051 Document #: 26000145
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: WOLF HOLLOW SUBDIVISION MapRef: MB 245 PG 46 Abbreviated Description: Lot:51 Subdivision:WOLF HOLLOW SUBDIVISION Map Ref:MB 245 PG 46

6	.21Mi.	**3315 RICHLAND VALLEY DR** **BARTLETT, TN 38133-1800**	12/23/2025	$392,500	$144	2723	7/4/3	2007	13,068 SF

APN: B01-58L- -B-00007 Document #: 25109532
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 1-A MapRef: MB 267 PG 23 Abbreviated Description: Lot:7 Subdivision:RICHLAND VALLEY PLANNED DEVELOPMENT Phase No:1-A Map Ref:MB 267 PG 23

7	.11Mi.	**8514 SPOTTED FAWN DR** **BARTLETT, TN 38133-1809**	12/11/2025	$369,900	$186	1981	8/4/2	2014	10,890 SF

APN: B01-58L- -C-00023 Document #: 25106325
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: RICHLAND VALLEY Phase No: 1-B MapRef: MB 248 PG 49 Abbreviated Description: Lot:43 Subdivision:RICHLAND VALLEY Phase No:1-B Map Ref:MB 248 PG 49

8	.15Mi.	**8511 RICHLAND LAKE DR** **BARTLETT, TN 38133-1814**	12/09/2025	$487,000	$168	2894	11/4/3	2025	10,019 SF

APN: B01-58L- -C-00044 Document #: 25104962
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: RICHLAND VALLEY Phase No: 1-B MapRef: MB 248 PG 49 Abbreviated Description: Lot:64 Subdivision:RICHLAND VALLEY Phase No:1-B Map Ref:MB 248 PG 49

9	.24Mi.	**3294 RICHLAND CREEK CV** **BARTLETT, TN 38133-2532**	12/03/2025	$390,000	$153	2545	7/4/3	2016	10,759 SF

APN: B01-58L- -E-00006 Document #: 25103437
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: RICHLAND VALLEY NORTH PLANNED DEVELOPMENT MapRef: MB 274 PG 21 Abbreviated Description: Lot:6 Subdivision:RICHLAND VALLEY NORTH PLANNED DEVELOPMENT Map Ref:MB 274 PG 21

10	.38Mi.	**8641 ELLIS RD** **BARTLETT, TN 38133-2837**	10/30/2025	$218,000	$148	1470	7/3/2	1945	85,509 SF

APN: B01-58 - - -00142 Document #: 25094102
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

11	.56Mi.	**3449 BANYAN LN** **BARTLETT, TN 38133-2520**	08/26/2025	$490,000	$140	3479	8/4/2	2015	17,293 SF

APN: B01-58P- -A-00039 Document #: 25072076
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Section: A Subdivision: WINDSOR PARK SUBDIVISION MapRef: MB 262 PG 38 Abbreviated Description: Lot:39 Section:A Subdivision:WINDSOR PARK SUBDIVISION Map Ref:MB 262 PG 38

12	.2Mi.	**3307 RICHLAND VALLEY DR** **BARTLETT, TN 38133-1800**	08/21/2025	$485,000	$147	3292	9/5/4	2007	10,542 SF

APN: B01-58L- -B-00008 Document #: 25070857
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: RICHLAND VALLEY PLANNED DEVELOPMENT Phase No: 1A MapRef: MB 228 PG 23 Abbreviated Description: Lot:8 Subdivision:RICHLAND VALLEY PLANNED DEVELOPMENT Phase No:1A Map Ref:MB 228 PG 23

13	.43Mi.	**8461 WOLF PINE LN** **BARTLETT, TN 38133-2882**	08/01/2025	$417,500	$156	2666	8/4/3	2001	13,504 SF

APN: B01-58Q- -A-00012 Document #: 25063780
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: WOLF HOLLOW SUBDIVISION MapRef: MB 245 PG 46 Abbreviated Description: Lot:12 Subdivision:WOLF HOLLOW SUBDIVISION Map Ref:MB 245 PG 46City/Muni/Twp:BARTLETT City/Muni/Twp: BARTLETT

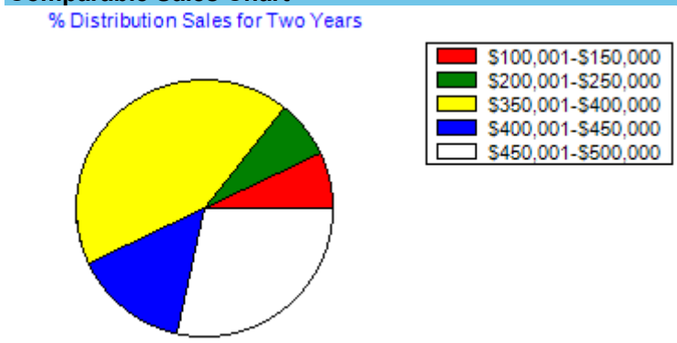
14	.49Mi.	**8479 WOLF VALLEY LN** **BARTLETT, TN 38133-2884**	06/04/2025	$365,000	$158	2297	7/3/2	2001	14,375 SF

APN: B01-58Q- -A-00067 Document #: 25044316
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: WOLF HOLLOW SUBDIVISION MapRef: MB 245 PG 46 Abbreviated Description: Lot:67 Subdivision:WOLF HOLLOW SUBDIVISION Map Ref:MB 245 PG 46City/Muni/Twp:BARTLETT City/Muni/Twp: BARTLETT

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Comparable Sales Chart



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.	**8464 BUTTERFLY VIEW LN**	**04/30/2018**	$466,700	$116,675	2,631	7/3/3	2017	9,975 SF	V
.01Mi.	**8458 BUTTERFLY VIEW LN**	**05/14/2018**	$428,600	$107,150	2,563	8/4/3	2018	9,975 SF	
.01Mi.	**8472 BUTTERFLY VIEW LN**	**10/30/2023**	$419,000	$104,750	2,457	7/3/3	2017	10,324 SF	
.03Mi.	**8450 BUTTERFLY VIEW LN**	**07/19/2018**	$444,200	$111,050	2,947	8/4/3	2018	9,975 SF	
.03Mi.	**8469 SPOTTED FAWN DR**	**08/29/2008**	$425,800	$106,450	2,956	6/3/3	2007	10,585 SF	
.03Mi.	**8461 SPOTTED FAWN DR**	**11/25/2008**	$391,200	$97,800	2,287	7/3/2	2008	10,585 SF	
.03Mi.	**8486 BUTTERFLY VIEW LN**	**11/16/2018**	$421,700	$105,425	2,464	8/4/3	2018	16,727 SF	
.03Mi.	**8477 SPOTTED FAWN DR**	**11/23/2011**	$417,400	$104,350	2,729	8/4/3	2011	10,585 SF	
.04Mi.	**8453 SPOTTED FAWN DR**	**12/16/2011**	$361,300	$90,325	1,718	6/3/2	2011	10,585 SF	
.04Mi.	**8465 BUTTERFLY VIEW LN**	**11/18/2021**	$422,900	$105,725	2,471	8/4/3	2018	9,975 SF	
.04Mi.	**8471 BUTTERFLY VIEW LN**	**03/08/2019**	$432,500	$108,125	2,617	7/4/3	2019	9,060 SF	
.04Mi.	**8457 BUTTERFLY VIEW LN**	**10/27/2023**	$424,400	$106,100	2,617	7/4/3	2019	9,975 SF	
.04Mi.	**3204 RICHLAND VIEW LN**	**10/13/2024**	$426,300	$106,575	2,520	8/4/3	2018	12,458 SF	
.05Mi.	**3212 RICHLAND VIEW LN**	**01/04/2022**	$408,300	$102,075	2,249	8/4/3	2018	10,019 SF	
.05Mi.	**8479 BUTTERFLY VIEW LN**	**04/29/2019**	$474,200	$118,550	2,681	7/4/3	2019	11,195 SF	V
.05Mi.	**8451 BUTTERFLY VIEW LN**	**07/19/2019**	$434,200	$108,550	2,643	7/4/3	2019	9,975 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.1 years old	Households:	7,752
Median Household Income:	$81,420	Households w/Family:	70%
Household Income Per Capita:	$35,848	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Bon Lin Middle School** Number of Students: 677 Student-Teacher Ratio: NA	B+	Public	6 - 8
2.05Mi.	**Bartlett 9th Grade Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 9
1.49Mi.	**Bon Lin Elementary** Number of Students: 708 Student-Teacher Ratio: NA	B	Public	PK - 5
5.28Mi.	**Bartlett High School** Number of Students: 2,782 Student-Teacher Ratio: NA	A-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **8464 BUTTERFLY VIEW LN, BARTLETT, TN 38133-2789** 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	77%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	31%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	33%	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.
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