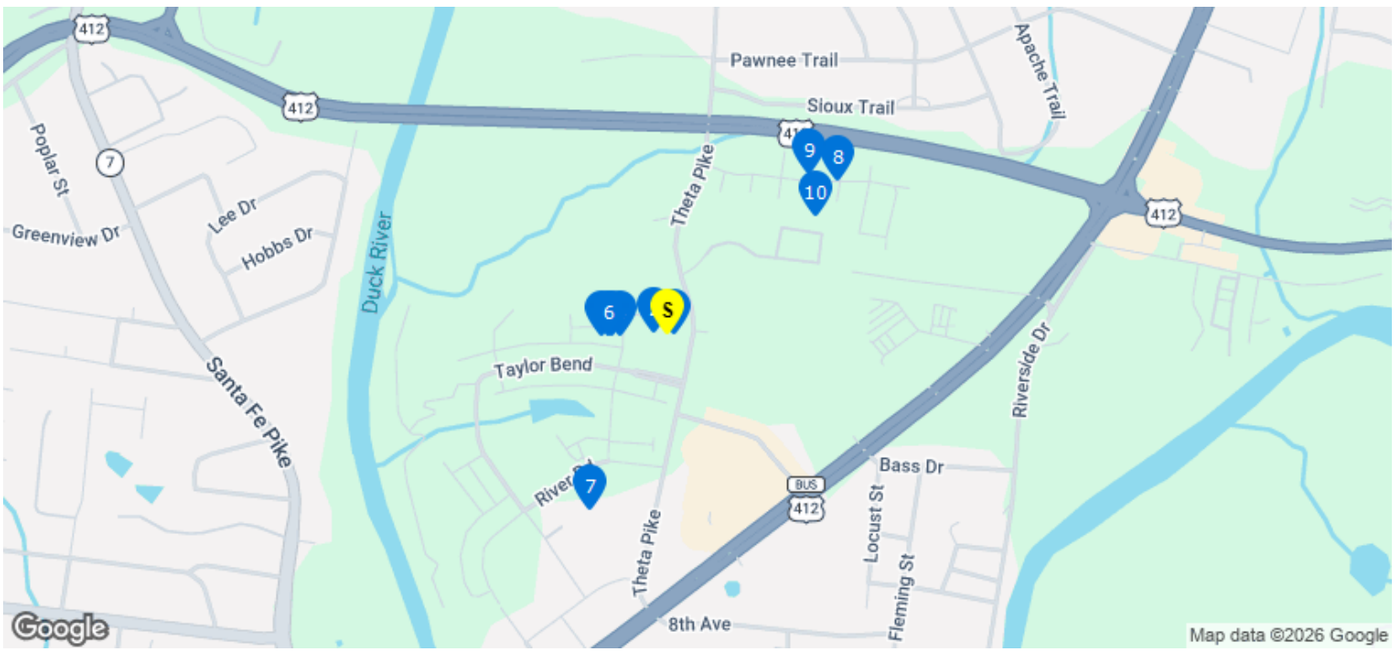
ICE SiteX Report

OrderID: 98761676

SiteX Property Information Report



Subject Property Location

856 LONGLEAF LN, COLUMBIA, TN 38401-1085

County:	**MAURY TN**	Census Tract:	0104.02
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	090H D 02000 179	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$254,800 - $305,200	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	60A01
Assd Land Value:	$8,750	Market Land Value:	$35,000	Tax Year:	2025
Assd Improvement:	$60,100	Market Improvment Value:	$240,400	Total Taxable Value:	$1,883
Total Assessed Value:	$68,850	Total Assessor Market Value:	$275,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 97 District: 09 Subdivision: TAYLOR LANDING PHASE 3 Map Ref: 090H

Abbreviated Description:	LOT:97 DIST:09 CITY:COLUMBIA SUBD:TAYLOR LANDING PHASE 3 MAP REF:090H
City/Muni/Twp:	COLUMBIA

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1710 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Finished	Heating:	Yes
Number of Stories:	2	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	$275,212
Document #:	26002140 BK-PG 2808-1432	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/10/2024	Loan Amount:	N/A
Document #:	24000446 BK-PG 2967-411	Loan Type:	Credit Line (Revolving)
Contract Date:	12/08/2023		
TD Due Date:		Type Finance:	VAR

Legal Description:

Subdivision: TAYLOR LANDING Legal Unit: 179 Map Ref: 0

Mortgage Record

Recording Date:	01/18/2022	Loan Amount:	N/A
Document #:	22001107 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/13/2022		
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:

Subdivision: TAYLOR LANDING Legal Unit: 179 Map Ref: MB 2722 PG 985
Abbreviated Description: PRIOR REF: R2780/212

ICE SiteX Report

OrderID: 98761676

Prior Transfer

Recording Date:	01/18/2022	Sales Price:	N/A
Document #:	22001105 BK-PG 2808-1424	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/13/2022		
Document Type:	Deed		

Legal Description:
Subdivision: TAYLOR LANDING Legal Unit: 179 Map Ref: MB 2722 PG 985
Abbreviated Description: PRIOR REF: R2780/212

Mortgage Record

Recording Date:	10/18/2021	Loan Amount:	N/A
Document #:	21022644 BK-PG -	Loan Type:	Conventional
Contract Date:	10/13/2021		
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Subdivision: HORIZONTAL PROPERTY REGIME Legal Unit: 180 Map Ref: MB R2606 PG 1126

Prior Transfer

Recording Date:	10/18/2021	Sales Price:	$280,290
Document #:	21022643 BK-PG 2780-212	Type of Sale:	Arms-Length Transfer
Contract Date:	10/13/2021		
Document Type:	Deed		

Legal Description:
Subdivision: HORIZONTAL PROPERTY REGIME Legal Unit: 180 Map Ref: MB R2606 PG 1126

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$280,290
Document #:	BK-PG R2780-212	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 09 Subdivision: TAYLOR LANDING PHASE 3
City/Muni/Twp: COLUMBIA

Prior Transfer

Recording Date:	05/16/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 09 Subdivision: TAYLOR LANDING PHASE 3
City/Muni/Twp: COLUMBIA

Area Sales Analysis

Total Area Sales	$2,768,100	Median # of Bedrooms	3
Median Lot Size	1 SF	Median # of Baths	2
Median Living Area	1,539 SF	Median Year Built	2021
Price Range - 2 Yrs	$210,000 to $320,000	Age Range	4 years to 6 years
Median Value	$275,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**862 LONGLEAF LN** **COLUMBIA, TN 38401-1085**	09/28/2026	$265,000	$140	1888	//2	2021	43,560 SF	
		APN: 090H D 02000 182 Document #: 26015452 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Subdivision: TAYLOR LANDING Legal Unit: 182 MapRef: MB R2606 PG 1126 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:182 Map Ref:MB R2606 PG 1126								
2	.1Mi.	**632 TAYLOR BEND RD** **COLUMBIA, TN 38401-2989**	09/17/2026	$385,000	$150	2568	//3	2021	SF	
		APN: 090H D 01100 Document #: 26014962 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 88 Subdivision: TAYLOR LANDING Phase No: 3 MapRef: MB 22 PG 245 Abbreviated Description: Lot:88 Subdivision:TAYLOR LANDING Phase No:3 Map Ref:MB 22 PG 245								
3	.11Mi.	**625 TAYLOR BEND RD** **COLUMBIA, TN 38401-2989**	07/21/2026	$355,000	$173	2054	//2	2020	4,114 SF	
		APN: 090H B 00200 Document #: 26011402 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TAYLOR LANDING SUBDIVISION Phase No: 1B MapRef: MB P22 PG 116 Abbreviated Description: Lot:11 Subdivision:TAYLOR LANDING SUBDIVISION Phase No:1B Map Ref:MB P22 PG 116								
4	.12Mi.	**215 THETA PIKE** **COLUMBIA, TN 38401-2445**	05/28/2026	$581,000	$194	2999	//2.5	1978	636,847 SF	
		APN: 090 00600 Document #: 26008084 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: District: 9TH MapRef: MB P14 PG 320 Abbreviated Description: District:9TH Map Ref:MB P14 PG 320								
5	.15Mi.	**643 TAYLOR BEND RD** **COLUMBIA, TN 38401-2989**	06/04/2026	$367,000	$159	2304	//2	2020	4,165 SF	
		APN: 090H B 01000 Document #: 26008479 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Subdivision: TAYLOR LANDING SUBDIVISION Phase No: 1B MapRef: MB 22 PG 116 Abbreviated Description: Lot:19 Subdivision:TAYLOR LANDING SUBDIVISION Phase No:1B Map Ref:MB 22 PG 116								
6	.17Mi.	**429 PALMETTO DR** **COLUMBIA, TN 38401-2993**	10/26/2026	$238,000	$147	1624	//2	2020	SF	
		APN: 090H B 01400 121 Document #: 26017031 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential)								

ICE SiteX Report

OrderID: 98761676

Legal: Subdivision: TAYLOR LANDING Legal Unit: 121 MapRef: MB R2606 PG 1126 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:121 Map Ref:MB R2606 PG 1126

7	.17Mi.	**427 PALMETTO DR** **COLUMBIA, TN 38401-2993**	06/25/2026	$216,000	$133	1624	//2	2020	SF

APN: 090H B 01400 120 Document #: 26009723
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Subdivision: TAYLOR LANDING Legal Unit: 120 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:120 City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

8	.17Mi.	**420 PALMETTO DR** **COLUMBIA, TN 38401-2993**	06/03/2026	$290,000	$154	1888	//2	2020	SF

APN: 090H B 01400 127 Document #: 26008427
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Subdivision: TAYLOR LANDING Legal Unit: 127 MapRef: MB R2606 PG 1126 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:127 Map Ref:MB R2606 PG 1126

9	.21Mi.	**1017 MCKEE CT** **COLUMBIA, TN 38401-2997**	10/06/2026	$269,000	$175	1538	//2	2020	43,560 SF

APN: 090H C 02900 201 Document #: 26016003
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Subdivision: TAYLOR LANDING Legal Unit: 201 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:201

10	.21Mi.	**364 COLEMAN CT** **COLUMBIA, TN 38401-2990**	08/31/2026	$260,500	$159	1638	//2	2022	43,560 SF

APN: 090 00603 230 Document #: 26013884
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Subdivision: TAYLOR LANDING Legal Unit: 230 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:230

11	.22Mi.	**205 BANCROFT ML** **COLUMBIA, TN 38401-0642**	08/10/2026	$247,000	$239	1035	//2	2020	1,254 SF

APN: 090A B 00600 Document #: 26012654
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 6 District: 9TH Subdivision: POLK PLACE SUBDIVISION Phase No: 1 MapRef: MB 22 PG 59 Abbreviated Description: Lot:6 District:9TH Subdivision:POLK PLACE SUBDIVISION Phase No:1 Map Ref:MB 22 PG 59

12	.22Mi.	**1013 MCKEE CT** **COLUMBIA, TN 38401-2997**	05/04/2026	$300,500	$159	1888	//2	2020	43,560 SF

APN: 090H C 02900 199 Document #: 26006619
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Subdivision: TAYLOR LANDING Legal Unit: 199 MapRef: MB R2722 PG 985 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:199 Map Ref:MB R2722 PG 985

13	.24Mi.	**952 OAK RIDGE LN** **COLUMBIA, TN 38401-0625**	08/19/2026	$246,000	$160	1538	//2	2020	43,560 SF

APN: 090H C 02900 193 Document #: 26013199
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Subdivision: TAYLOR LANDING Legal Unit: 193 Abbreviated Description: Subdivision:TAYLOR LANDING Legal Unit:193

14	.24Mi.	**400 BUCHANAN CT** **COLUMBIA, TN 38401-1064**	06/15/2026	$308,000	$298	1035	//2	2020	1,311 SF

APN: 090A B 00900 Document #: 26008975
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: District: 9TH Subdivision: POLK PLACE Phase No: 1 Legal Unit: 9 MapRef: MB P22 PG 59 Abbreviated Description: District:9TH Subdivision:POLK PLACE Phase No:1 Legal Unit:9 Map Ref:MB P22 PG 59

15	.27Mi.	**RIVER RD** **COLUMBIA, TN 38401-**	09/16/2026	$1,455,000			//		219,107 SF

APN: 090 00712 Document #: 26014813
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Subdivision: WATERS EDGE AT TAYLOR BEND Tract No: 24 MapRef: MB 17 PG 320 Abbreviated Description: Subdivision:WATERS EDGE AT TAYLOR BEND Tract No:24 Map Ref:MB 17 PG 320

16	.31Mi.	**503 CLIFFORD HTS** **COLUMBIA, TN 38401-1682**	06/16/2026	$249,900	$169	1482	//2	2020	936 SF

APN: 090A B 03300 Document #: 26009147
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 33 Subdivision: POLK PLACE MapRef: MB P22 PG 59 Abbreviated Description: Lot:33 Subdivision:POLK PLACE Map Ref:MB P22 PG 59

17	.33Mi.	**705 DALLAS DR** **COLUMBIA, TN 38401-1069**	10/12/2026	$210,000	$148	1422	//2	2021	936 SF

APN: 090A B 05600 Document #: 26016268
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 56 Subdivision: POLK PLACE MapRef: MB P22 PG 59 Abbreviated Description: Lot:56 Subdivision:POLK PLACE Map Ref:MB P22 PG 59

18	.36Mi.	**805 NASHVILLE HWY** **COLUMBIA, TN 38401-2430**	07/24/2026	$4,604,430	$306	15029	//	2005	72,745 SF

APN: 090B B 03900 Document #: 26011647
Document Type: Special Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: District: 9TH Abbreviated Description: District:9TH

19	.37Mi.	**521 PAWNEE TRL** **COLUMBIA, TN 38401-2145**	09/28/2026	$385,000	$291	1323	//1.5	1972	13,320 SF

APN: 090B B 00100 Document #: 26015481
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 149 Section: 2 Subdivision: CHANTAY ACRES SUBDIVISION MapRef: MB 4 PG 59 Abbreviated Description: Lot:149 Section:2 Subdivision:CHANTAY ACRES SUBDIVISION Map Ref:MB 4 PG 59

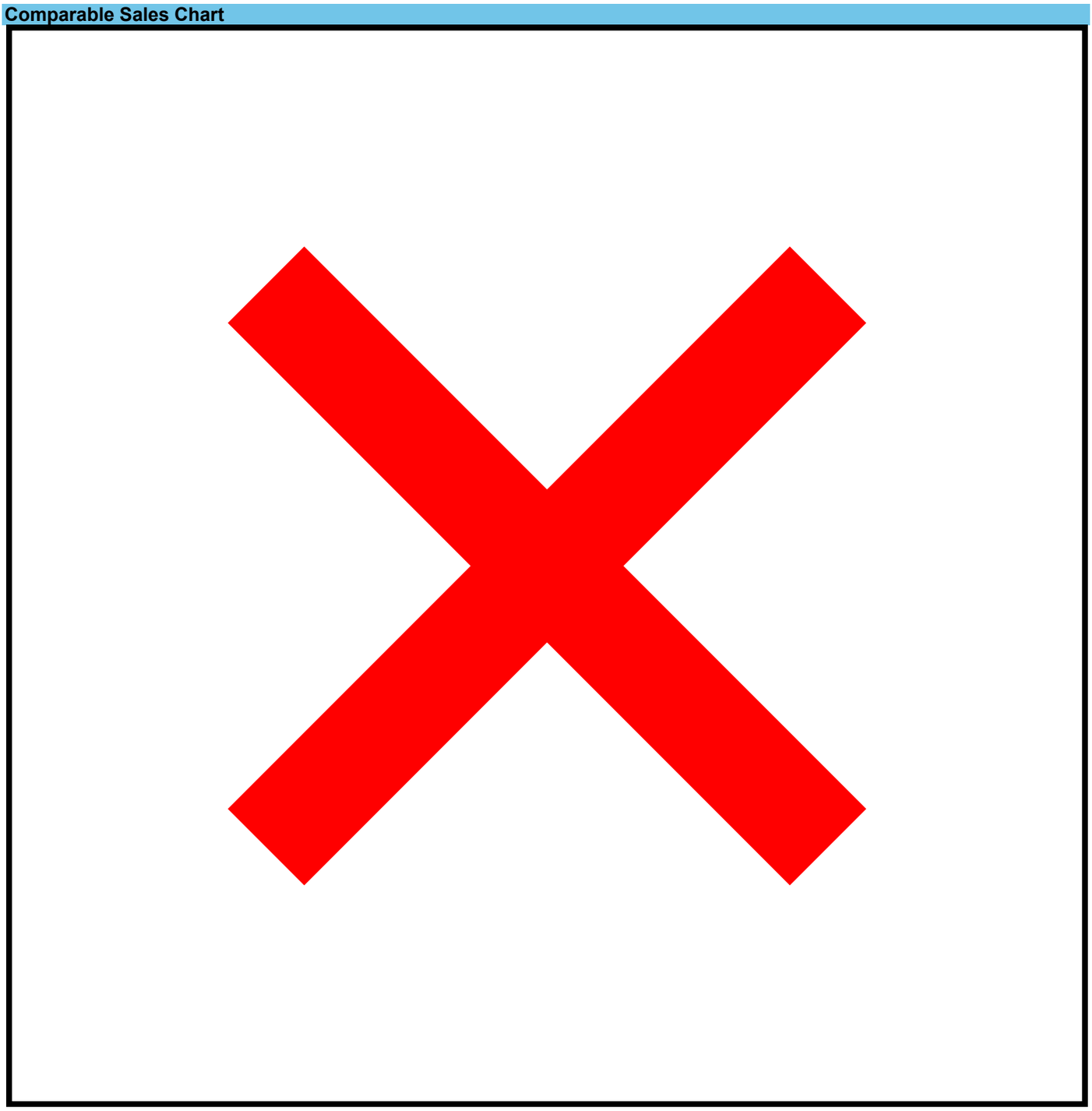
20	.41Mi.	**920 LOCUST ST** **COLUMBIA, TN 38401-2425**	07/23/2026	$122,850	$119	1029	//4	1950	SF

APN: 090J A 00100 Document #: 26011584
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1-9 Block: B Section: A Subdivision: BASS SUBDIVISION MapRef: MB 2 PG 32 Abbreviated Description: Lot:1-9 Block:B Section:A Subdivision:BASS SUBDIVISION Map Ref:MB 2 PG 32

ICE SiteX Report

OrderID: 98761676

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.

ICE SiteX Report

OrderID: 98761676

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.	**856 LONGLEAF LN**	**10/13/2021**	$275,400	$68,850	1,710	/3/2	2021	1 SF	
0Mi.	**854 LONGLEAF LN**	**10/13/2021**	$275,400	$68,850	1,710	/3/2	2021	1 SF	
0Mi.	**858 LONGLEAF LN**	**02/09/2022**	$275,400	$68,850	1,710	/3/2	2021	1 SF	
.01Mi.	**852 LONGLEAF LN**	**06/06/2024**	$302,900	$75,725	1,888	//2	2021	1 SF	
.01Mi.	**860 LONGLEAF LN**	**10/14/2021**	$275,400	$68,850	1,710	/3/2	2021	1 SF	
.01Mi.	**862 LONGLEAF LN**	**10/21/2021**	$302,900	$75,725	1,888	//2	2021	1 SF	
.01Mi.	**855 LONGLEAF LN**	**06/03/2024**	$290,300	$72,575	1,970	//2	2021	1 SF	
.01Mi.	**853 LONGLEAF LN**	**08/10/2021**	$290,300	$72,575	1,970	//2	2021	1 SF	
.01Mi.	**857 LONGLEAF LN**	**08/11/2021**	$290,300	$72,575	1,970	//2	2021	1 SF	
.01Mi.	**851 LONGLEAF LN**	**10/04/2021**	$301,900	$75,475	1,888	//2	2021	1 SF	
.01Mi.	**859 LONGLEAF LN**	**08/12/2021**	$290,300	$72,575	1,970	//2	2021	1 SF	
.01Mi.	**861 LONGLEAF LN**	**08/25/2021**	$301,900	$75,475	1,888	//2	2021	1 SF	
.02Mi.	**848 LONGLEAF LN**	**11/24/2021**	$301,700	$75,425	1,868	//2	2021	1 SF	
.02Mi.	**846 LONGLEAF LN**	**05/29/2025**	$255,400	$63,850	1,552	/3/2	2021	1 SF	
.02Mi.	**847 LONGLEAF LN**	**07/21/2021**	$301,900	$75,475	1,888	//2	2021	1 SF	
.02Mi.	**844 LONGLEAF LN**	**11/23/2021**	$255,200	$63,800	1,552	/3/2	2021	1 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	39.6 years old	Households:	29,250
Median Household Income:	$73,260	Households w/Family:	65%
Household Income Per Capita:	$36,528	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Maury County School District	Students:	13,098
Number of Schools:	24	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.08Mi.	**E. A. Cox Middle School** Number of Students: 626 Student-Teacher Ratio: NA	F	Public	5 - 8
3.08Mi.	**Columbia Central High School** Number of Students: 1,401 Student-Teacher Ratio: NA	D+	Public	9 - 12
3.30Mi.	**Randolph Howell Elementary School** Number of Students: 587 Student-Teacher Ratio: NA	D-	Public	KG - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	113%	HIGHER
MURDER	100%	SIMILAR
OVERALL	99%	SIMILAR

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

OrderID: 98761676

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