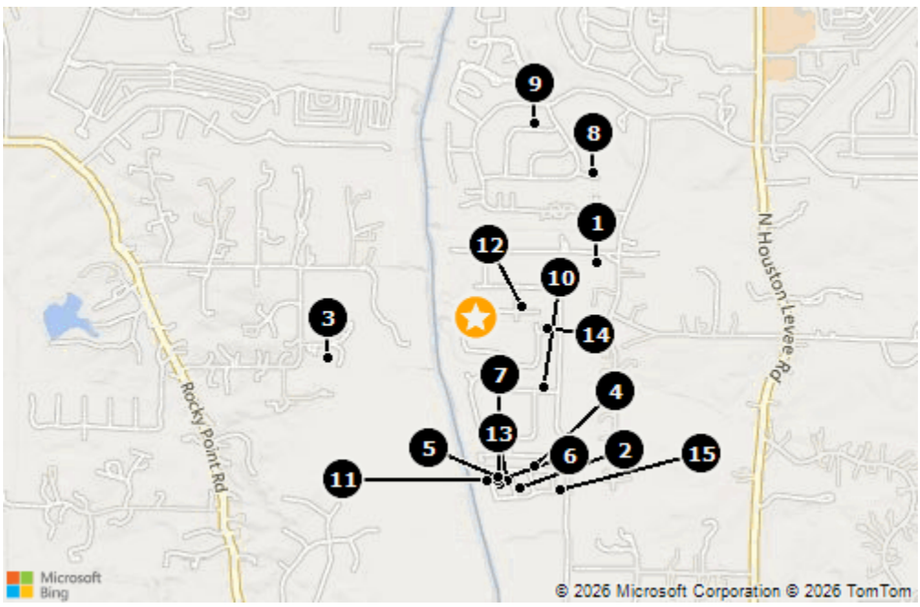
ICE SiteX Report

OrderID: 98730167

SiteX Property Information Report



Subject Property Location

9655 WOODLAND BROOK LN, CORDOVA, TN 38018-3627

County:	**SHELBY TN**	Census Tract:	471570210.202018
Property Use:	Single Family Residential	Zoning:	CA
Parcel Number:	D02-15M- -D-00017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$558,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$507,780 - $608,220	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$18,750	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$112,400	Market Improvment Value:	$449,600	Total Taxable Value:	$3,528
Total Assessed Value:	$131,150	Total Assessor Market Value:	$524,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 48 District: S Subdivision: WOODLAND HILLS II PD PH 2 PT OF AREA 6 Map Ref: MB 288-028
Abbreviated Description: SS WOODLAND BROOK LANE FINAL PLAN SEE MAP GRID# 125 P
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	12,763 SF	Bedrooms:	4	Pool:	
Building Area:	3709 SF	Baths:	3	Fireplace:	1
Year Built:	2017	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	3	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/12/2024	Loan Amount:	N/A
Document #:	24029961 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
Lot: 48 Subdivision: WOODLAND HILLS II PLANNED DEVELOPMENT
City/Muni/Twp: CORDOVA

Prior Transfer

Recording Date:	11/23/2020	Sales Price:	$340,000
Document #:	20130359 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/12/2020	Loan Amount:	N/A
Document #:	20111560 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 48 Subdivision: WOODLAND HILLS II PLANNED DEVELOPMENT Phase No: 2
City/Muni/Twp: CORDOVA

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Prior Transfer

Recording Date:	02/20/2020	Sales Price:	$340,000
Document #:	20018377 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/04/2019	Sales Price:	$340,000
Document #:	19010701 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/10/2019		
Document Type:			

Legal Description:

Lot: 48 Subdivision: AREA 6 WOODLAND HILLS II PLANNED DEVELOPMENT Phase No: 2 Map Ref: MB 231 PG 42

Prior Transfer

Recording Date:	01/10/2019	Sales Price:	$340,000
Document #:	19010701 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 48 District: S Subdivision: WOODLAND HILLS II PD PH 2 PT OF AREA 6 Map Ref: MB 288-028
Abbreviated Description: SS WOODLAND BROOK LANE FINAL PLAN SEE MAP GRID# 125 P
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	02/15/2017	Sales Price:	$46,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,552,993	Median # of Bedrooms	4
Median Lot Size	6,665 SF	Median # of Baths	2
Median Living Area	2,290 SF	Median Year Built	2022
Price Range - 2 Yrs	$335,000 to $550,000	Age Range	1 years to 46 years
Median Value	$421,093	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**9817 WOODLAND VIEW LN** **CORDOVA, TN 38018-6652**	10/19/2026	$525,000	$132	3968	9/4/3	1997	45,738 SF	
		APN: D02-15M- -A-00003 Document #: 26090942 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: WOODLAND HILLS ESTATES SUBDIVISION MapRef: MB 129 PG 56 Abbreviated Description: Lot:26 Subdivision:WOODLAND HILLS ESTATES SUBDIVISION Map Ref:MB 129 PG 56								
2	.46Mi.	**566 TUCKER VIEW DR** **CORDOVA, TN 38018-6647**	09/11/2026	$419,000	$186	2249	7/3/2	2023	6,011 SF	
		APN: D02-15H- -C-00036 Document #: 26079578 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 243 Subdivision: WOODLAND HILLS II PD MapRef: MB 297 PG 37 Abbreviated Description: Lot:243 Subdivision:WOODLAND HILLS II PD Map Ref:MB 297 PG 37								
3	.42Mi.	**9453 ROCKY GLEN CV** **CORDOVA, TN 38018-6512**	09/09/2026	$335,000	$89	3758	9/4/4	1980	61,855 SF	V
		APN: D02-15N- -E-00030 Document #: 26078352 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Section: A-Z Subdivision: ROCKY WOODS ESTATES SUBDIVISION MapRef: MB 72 PG 20 Abbreviated Description: Lot:7 Section:A-Z Subdivision:ROCKY WOODS ESTATES SUBDIVISION Map Ref:MB 72 PG 20								
4	.42Mi.	**9738 RYDER SPRINGS DR** **CORDOVA, TN 38018-6776**	09/09/2026	$419,000	$191	2191	7/3/2	2024	6,011 SF	
		APN: D02-15H- -D-00041 Document #: 26078357 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 294 Subdivision: WOODLAND HILLS II PD Phase No: 116 MapRef: MB 301 PG 77 Abbreviated Description: Lot:294 Subdivision:WOODLAND HILLS II PD Phase No:116 Map Ref:MB 301 PG 77								
5	.43Mi.	**576 ROSALIE WOODS DR** **CORDOVA, TN 38018-6765**	09/04/2026	$415,000	$182	2271	8/4/3	2025	6,011 SF	
		APN: D02-15H- -D-00019 Document #: 26077235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 272 Subdivision: WOODLAND HILLS II PD Phase No: 16 MapRef: MB 301 PG 77 Abbreviated Description: Lot:272 Subdivision:WOODLAND HILLS II PD Phase No:16 Map Ref:MB 301 PG 77								
6	.44Mi.	**572 ROSALIE WOODS DR** **CORDOVA, TN 38018-6765**	09/04/2026	$415,000	$186	2220	7/4/2	2025	6,011 SF	
		APN: D02-15H- -D-00020 Document #: 26077241 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 273 Subdivision: WOODLAND HILLS II PD Phase No: 16 MapRef: MB 301 PG 77 Abbreviated Description: Lot:273 Subdivision:WOODLAND HILLS II PD Phase No:16 Map Ref:MB 301 PG 77								
7	.44Mi.	**568 ROSALIE WOODS DR** **CORDOVA, TN 38018-6765**	09/04/2026	$415,000	$184	2244	7/4/2	2025	6,011 SF	
		APN: D02-15H- -D-00021 Document #: 26077239 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 274 Subdivision: WOODLAND HILLS II PD Phase No: 16 MapRef: MB 301 PG 77 Abbreviated Description: Lot:274 Subdivision:WOODLAND HILLS II PD Phase No:16 Map Ref:MB 301 PG 77								
8	.5Mi.	**9822 WOODLAND EDGE CV** **CORDOVA, TN 38018-3603**	08/20/2026	$421,093	$102	4107	10/5/4	2006	23,130 SF	
		APN: D02-15R- -E-00007 Document #: 26071990 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: WOODLAND HILLS PD Phase No: 16 MapRef: MB 210 PG 3 Abbreviated Description: Lot:145 Subdivision:WOODLAND HILLS PD Phase No:16 Map Ref:MB 210 PG 3

9	.54Mi.	**1073 WOODLAND GLEN DR** **CORDOVA, TN 38018-6636**	08/06/2026	$550,000	$126	4338	9/5/4	2004	18,077 SF

APN: D02-15R- -C-00029 Document #: 26067119
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: WOODLAND HILLS PD PHASE 12 PART OF PARCEL 7 MapRef: MB 206 PG 22 Abbreviated Description: Lot:100 Subdivision:WOODLAND HILLS PD PHASE 12 PART OF PARCEL 7 Map Ref:MB 206 PG 22

10	.26Mi.	**9754 WOODLAND FOX LN N** **CORDOVA, TN 38018-1068**	08/05/2026	$530,000	$178	2969	9/4/3	2022	10,019 SF

APN: D02-15H- -A-00016 Document #: 26066550
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: WOODLAND HILLS II PD Phase No: 12 MapRef: MB 292 PG 17 Abbreviated Description: Lot:135 Subdivision:WOODLAND HILLS II PD Phase No:12 Map Ref:MB 292 PG 17Abbreviated Description:3RD AMENDMENT

11	.43Mi.	**575 ROSALIE WOODS DR** **CORDOVA, TN 38018-6769**	07/02/2026	$434,900	$189	2290	8/4/3	2024	6,011 SF

APN: D02-15H- -D-00024 Document #: 26055247
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 277 Subdivision: WOODLAND HILLS II PD Phase No: 16 MapRef: MB 301 PG 77 Abbreviated Description: Lot:277 Subdivision:WOODLAND HILLS II PD Phase No:16 Map Ref:MB 301 PG 77

12	.13Mi.	**816 WOODLAND TREES DR** **CORDOVA, TN 38018-2518**	06/24/2026	$427,000	$156	2737	8/4/2	2016	15,638 SF

APN: D02-15M- -D-00002 Document #: 26052892
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: WOODLAND HILLS II PLANNED DEVELOPMENT Phase No: 2 MapRef: MB 288 PG 28 Abbreviated Description: Lot:33 Subdivision:WOODLAND HILLS II PLANNED DEVELOPMENT Phase No:2 Map Ref:MB 288 PG 28City/Muni/Twp:CORDOVA City/Muni/Twp: CORDOVA

13	.44Mi.	**577 TUCKER VIEW DR** **CORDOVA, TN 38018-6651**	06/22/2026	$430,000			//		6,011 SF

APN: D02-15H- -D-00015 Document #: 26051578
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 268 Subdivision: WOODLAND HILLS II PD Phase No: 16 MapRef: MB 301 PG 77 Abbreviated Description: Lot:268 Subdivision:WOODLAND HILLS II PD Phase No:16 Map Ref:MB 301 PG 77

14	.19Mi.	**9758 WOODLAND SLOPE DR** **CORDOVA, TN 38018-1078**	06/18/2026	$457,000	$170	2681	8/4/2	2020	10,019 SF

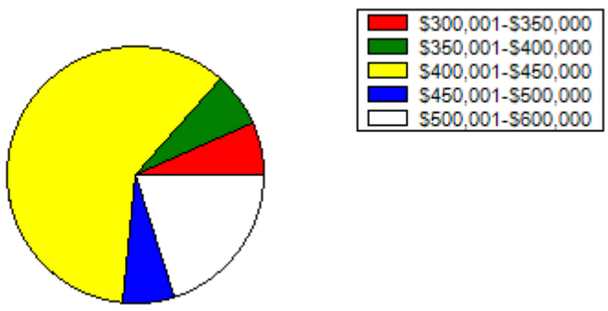
APN: D02-15M- -E-00002 Document #: 26051345
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: WOODLAND HILLS II PD MapRef: MB 283 PG 46 Abbreviated Description: Lot:60 Subdivision:WOODLAND HILLS II PD Map Ref:MB 283 PG 46

15	.5Mi.	**564 HOLDEN DR** **CORDOVA, TN 38018-6599**	06/11/2026	$360,000	$162	2219	7/3/2	2023	6,665 SF

APN: D02-15H- -C-00004 Document #: 26048962
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 211 Subdivision: WOODLAND HILLS II PD Phase No: 15 MapRef: MB 297 PG 37 Abbreviated Description: Lot:211 Subdivision:WOODLAND HILLS II PD Phase No:15 Map Ref:MB 297 PG 37

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.	**9655 WOODLAND BROOK LN**	**01/10/2019**	$524,600	$131,150	3,709	9/4/3	2017	12,763 SF	
.02Mi.	**9671 WOODLAND BROOK LN**	**11/06/2017**	$450,400	$112,600	2,654	9/4/3	2017	10,019 SF	
.02Mi.	**792 WOODLAND BROOK LN W**	**08/17/2021**	$526,200	$131,550	3,166	8/4/3	2021	11,282 SF	
.03Mi.	**9648 WOODLAND BROOK LN**	**12/30/2021**	$485,400	$121,350	2,943	9/4/3	2021	12,502 SF	
.03Mi.	**9679 WOODLAND BROOK LN**	**05/31/2022**	$479,900	$119,975	2,908	7/4/3	2018	10,019 SF	
.04Mi.	**9658 WOODLAND BROOK LN**	**02/21/2020**	$476,700	$119,175	2,774	8/4/3	2018	12,763 SF	
.04Mi.	**9656 WOODLAND BROOK LN**	**04/04/2022**	$446,600	$111,650	2,658	8/4/3	2016	19,820 SF	
.04Mi.	**786 WOODLAND BROOK LN W**	**03/04/2022**	$512,700	$128,175	3,456	9/4/3	2021	10,542 SF	
.04Mi.	**791 WOODLAND BROOK LN W**	**11/23/2021**	$539,500	$134,875	3,605	8/3/3	2021	14,985 SF	
.04Mi.	**9652 WOODLAND BROOK LN**	**01/18/2022**	$611,600	$152,900	4,348	9/4/4	2008	24,306 SF	
.04Mi.	**9674 WOODLAND BROOK LN**	**11/09/2018**	$474,300	$118,575	3,038	8/4/3	2018	12,763 SF	
.05Mi.	**9687 WOODLAND BROOK LN**	**04/14/2021**	$474,400	$118,600	3,031	4/2/3	2018	10,019 SF	
.05Mi.	**9682 WOODLAND BROOK LN**	**05/18/2016**	$448,900	$112,225	3,247	9/4/3	2007	12,023 SF	
.06Mi.	**781 WOODLAND BROOK LN W**	**09/16/2021**	$473,400	$118,350	2,697	8/5/3	2021	10,890 SF	
.06Mi.	**9695 WOODLAND BROOK LN**	**06/29/2018**	$511,000	$127,750	3,745	8/4/3	2017	10,019 SF	
.06Mi.	**9690 WOODLAND BROOK LN**	**05/23/2018**	$481,600	$120,400	3,180	9/4/4	2008	12,023 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.5 years old	Households:	13,909
Median Household Income:	$89,111	Households w/Family:	66%
Household Income Per Capita:	$42,799	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.85Mi.	**Germantown High School** Number of Students: 1,719 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12
2.14Mi.	**Mt. Pisgah Middle School** Number of Students: 498 Student-Teacher Ratio: NA	F	Public	6 - 8
1.10Mi.	**Macon-Hall Elementary School** Number of Students: 1,070 Student-Teacher Ratio: NA	C-	Public	PK - 5

Flood Report

The Subject Property of **9655 WOODLAND BROOK LN, CORDOVA, TN 38018-3627** 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	97%	SIMILAR
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	60%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	82%	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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