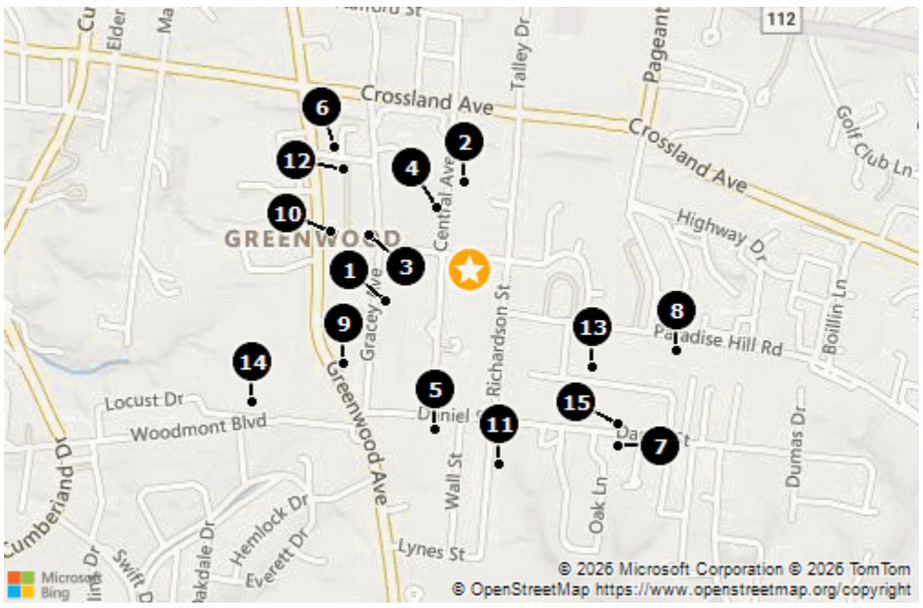
ICE SiteX Report

OrderID: 98730110

SiteX Property Information Report



Subject Property Location

1116 WOODARD ST, CLARKSVILLE, TN 37040-4074

County:	**MONTGOMERY TN**	Census Tract:	471251021.002003
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	079D B 00300 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$150,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$130,500 - $169,500	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$39,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$100,300	Total Taxable Value:	$794
Total Assessed Value:	$34,825	Total Assessor Market Value:	$139,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 135
Abbreviated Description: C-48-60 UTL BLD N/V CHANGED HT/AIR TO PKG UNIT T-94 CHANGE ROOF COVER T-10
City/Muni/Twp: CLARKSVILLE

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:		Pool:	
Building Area:	720 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	K
Style:	Ranch	Basement:		Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2026	Sales Price:	$157,016
Document #:	1556830 BK-PG 2428-1043	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/24/2025	Sales Price:	$152,000
Document #:	1490749 BK-PG 2428-1041	Type of Sale:	Full Amount on Deed
Contract Date:	02/14/2025		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/14/2025	Sales Price:	$152,000
Document #:	1490749 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 135
Abbreviated Description: C-48-60 UTL BLD N/V CHANGED HT/AIR TO PKG UNIT T-94 CHANGE ROOF COVER T-10
City/Muni/Twp: CLARKSVILLE

ICE SiteX Report

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Prior Transfer

Recording Date:	04/01/2021	Sales Price:	N/A
Document #:	1308696 BK-PG 1868-2169	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/01/2021	Sales Price:	N/A
			Only portion of this parcel is conveyed
Document #:	1298068 BK-PG 2056-1133	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/01/2021		
Document Type:			
Legal Description:			
District: 12			

Mortgage Record

Recording Date:	03/15/2019	Loan Amount:	N/A
Document #:	1199942 BK-PG 0000001868-0000002169	Loan Type:	New Conventional
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/15/2019	Sales Price:	$23,000
Document #:	1199941 BK-PG 1868-2167	Type of Sale:	Full Amount on Deed
Contract Date:	03/15/2019		
Document Type:			
Legal Description:			
Abbreviated Description: RESIDENTIAL			

Mortgage Record

Recording Date:	09/12/1997	Loan Amount:	N/A
Document #:	BK-PG V635-1552	Loan Type:	
TD Due Date:	09/08/2012	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	09/08/1997	Sales Price:	$36,500
Document #:	BK-PG 635-1550	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,696,400	Median # of Bedrooms	
Median Lot Size	9,148 SF	Median # of Baths	1
Median Living Area	1,087 SF	Median Year Built	1952
Price Range - 2 Yrs	$60,000 to $260,000	Age Range	1 years to 126 years
Median Value	$200,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**825 GRACEY AVE** **CLARKSVILLE, TN 37040-4144**	10/16/2026	$235,000	$159	1472	3//2	1936	11,326 SF	
		APN: 079D A 02100 000 Document #: 1562495 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 8 Subdivision: CLARKSVILLE LAND IMPROVEMENT COMPANYS ADDITION MapRef: MB 1 PG 49 PL 45 Abbreviated Description: Lot:7 Block:8 Subdivision:CLARKSVILLE LAND IMPROVEMENT COMPANYS ADDITION Map Ref:MB 1 PG 49 PL 45								
2	.11Mi.	**709 CENTRAL AVE** **CLARKSVILLE, TN 37040-4055**	09/09/2026	$75,000	$60	1230	//1	1953	14,810 SF	
		APN: 066M C 02500 000 Document #: 1558292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 6 Subdivision: CLARKSVILLE LAND IMPROVEMENT COMPANY ADDITION MapRef: MB 1 PG 49 Abbreviated Description: Lot:1 Block:6 Subdivision:CLARKSVILLE LAND IMPROVEMENT COMPANY ADDITION Map Ref:MB 1 PG 49City/Muni/Twp:CLARKSVILLE City/Muni/ Twp: CLARKSVILLE								
3	.14Mi.	**774 GRACEY AVE** **CLARKSVILLE, TN 37040-4081**	09/08/2026	$217,000	$127	1696	//2	1900	7,841 SF	
		APN: 066N G 02200 000 Document #: 1558058 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19&20 Block: 3 Subdivision: CLARKSVILLE LAND IMPROVEMENT COMPANYS ADDITION MapRef: MB 1 PG 24 Abbreviated Description: Lot:19&20 Block:3 Subdivision:CLARKSVILLE LAND IMPROVEMENT COMPANYS ADDITION Map Ref:MB 1 PG 24City/Muni/ Twp:CLARKSVILLE City/Muni/Twp: CLARKSVILLE								
4	.1Mi.	**716 CENTRAL AVE** **CLARKSVILLE, TN 37040-4056**	08/26/2026	$155,000	$220	704	//1	1943	9,583 SF	
		APN: 066M B 01000 000 Document #: 1556861 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Section: 4 Subdivision: CLARKSVILLE LAND IMPROVEMENT SUBDIVISION MapRef: MB 1 PG 49 Abbreviated Description: Lot:35 Section:4 Subdivision:CLARKSVILLE LAND IMPROVEMENT SUBDIVISION Map Ref:MB 1 PG 49								
5	.21Mi.	**1022 DANIEL ST** **CLARKSVILLE, TN 37040-4243**	08/25/2026	$120,000	$137	875	//1	1955	7,841 SF	
		APN: 079D L 00700 000 Document #: 1556801 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.24Mi.	**913 WOODLAND ST** **CLARKSVILLE, TN 37040-4075**	08/19/2026	$204,500	$215	950	//1	1954	9,148 SF	
		APN: 066N G 03300 000 Document #: 1555958								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: D M BALTHROP PROPERTY MapRef: MB 6 PG 27 PL 27 Abbreviated Description: Subdivision:D M BALTHROP PROPERTY Map Ref:MB 6 PG 27 PL 27Abbreviated Description:PORTION LOT5

7	.3Mi.	**1252 DANIEL ST** **CLARKSVILLE, TN 37040-4170**	07/07/2026	$120,000	$113	1056	2//1	1952	9,148 SF

APN: 079D G 00300 000 Document #: 1550402
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

8	.29Mi.	**1234 PARADISE HILL RD** **CLARKSVILLE, TN 37040-4176**	07/02/2026	$193,000	$231	832	//1	1945	10,454 SF

APN: 079D D 00900 000 Document #: 1549889
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

9	.2Mi.	**859 GREENWOOD AVE** **CLARKSVILLE, TN 37040-4067**	06/25/2026	$175,000	$137	1271	//1	1950	6,970 SF

APN: 079C D 01200 000 Document #: 1548901
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25&26 Subdivision: C A GARVINS ADDITION MapRef: MB 1 PG 75 PL 79 Abbreviated Description: Subdivision:C A GARVINS ADDITION Map Ref:MB 1 PG 75 PL 79Abbreviated Description:PORTION LOTS25&26 City/Muni/Twp:CLARKSVILLE City/Muni/Twp: CLARKSVILLE

10	.18Mi.	**775 GREENWOOD AVE** **CLARKSVILLE, TN 37040-4079**	06/10/2026	$227,000	$219	1034	//1	1940	9,148 SF

APN: 066N G 02400 000 Document #: 1547171
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: CLARKSVILLE LAND IMPROVEMENTS ADDITION MapRef: MB 1 PG 49 Abbreviated Description: Lot:10 Block:3 Subdivision:CLARKSVILLE LAND IMPROVEMENTS ADDITION Map Ref:MB 1 PG 49City/Muni/Twp:CLARKSVILLE City/Muni/Twp: CLARKSVILLE

11	.26Mi.	**915 RICHARDSON ST** **CLARKSVILLE, TN 37040-4159**	06/01/2026	$200,000	$145	1370	//1	1954	10,890 SF

APN: 079D J 03100 000 Document #: 1545891
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

12	.21Mi.	**914 WOODLAND ST** **CLARKSVILLE, TN 37040-4076**	05/18/2026	$260,000	$215	1204	3//1	2018	4,792 SF

APN: 066N G 01400 000 Document #: 1544319
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.2Mi.	**1227 1/2 GREENFIELD DR** **CLARKSVILLE, TN 37040-4106**	04/21/2026	$230,000	$211	1087	//1	2025	4,792 SF

APN: 079D D 04900 000 Document #: 1540666
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12A Subdivision: GREENFIELD SUBDIVISION MapRef: MB O PG 192 Abbreviated Description: Lot:12A Subdivision:GREENFIELD SUBDIVISION Map Ref:MB O PG 192

14	.33Mi.	**803 OLD WOODMONT BLVD** **CLARKSVILLE, TN 37040-**	04/21/2026	$224,900	$194	1157	//1	1948	11,761 SF

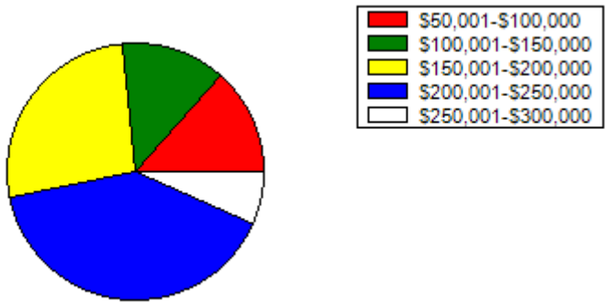
APN: 079C C 02300 000 Document #: 1540673
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Subdivision: THE PETTUS MapRef: MB 1 PG 22 PL 20 Abbreviated Description: Lot:12 Block:3 Subdivision:THE PETTUS Map Ref:MB 1 PG 22 PL 20

15	.28Mi.	**1259 DANIEL ST** **CLARKSVILLE, TN 37040-4131**	03/24/2026	$60,000	$77	775	//1	1952	8,276 SF

APN: 079D C 03000 000 Document #: 1537311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

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.	**1116 WOODARD ST**	**02/14/2025**	$139,300	$34,825	720	//1	1955	6,970 SF	
.01Mi.	**1114 WOODARD ST**	**12/02/2020**	$157,200	$39,300	992	//1	1936	5,663 SF	
.02Mi.	**1118 WOODARD ST**	**08/18/2025**	$150,500	$37,625	975	//1	1956	15,246 SF	
.02Mi.	**805 CENTRAL AVE**	**03/27/2017**	$283,300	$70,825	1,442	//2	1953	9,583 SF	
.02Mi.	**1100 WOODARD ST**	**04/26/2022**	$153,400	$38,350	750		1936	9,148 SF	
.04Mi.	**1107 WOODARD ST**	**03/24/2022**	$89,100	$22,275	644	//1	1944	5,227 SF	
.04Mi.	**1120 WOODARD ST**	**07/30/2025**	$182,600	$45,650	1,636	//1.5	1961	14,810 SF	
.04Mi.	**818 RICHARDSON ST**	**03/13/2020**	$152,300	$38,075	1,189	//1	1956	14,810 SF	
.04Mi.	**1115 WOODARD ST**	**09/09/2022**	$223,600	$55,900	1,140	3//1	1939	17,860 SF	
.04Mi.	**1103 WOODARD ST**	**08/27/1998**	$117,700	$29,425	792	//1	1950	5,663 SF	
.05Mi.	**811 CENTRAL AVE**	**06/24/2011**	$212,900	$53,225	1,008	//1.5	2001	9,583 SF	
.05Mi.	**820 RICHARDSON ST**	**01/22/2024**	$154,000	$38,500	1,050	//1	1956	15,246 SF	
.05Mi.	**721 CENTRAL AVE**	**09/15/2021**	$177,800	$44,450	892	2//1	1947	6,970 SF	
.06Mi.	**822 RICHARDSON ST**	**04/16/2020**	$263,600	$65,900	1,358	3//1	1936	13,939 SF	
.06Mi.	**810 CENTRAL AVE**	**11/15/2022**	$242,100	$60,525	1,388	//1	1948	20,473 SF	
.07Mi.	**817 CENTRAL AVE**	**02/08/2016**	$167,400	$41,850	798	//1	1956	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	32.5 years old	Households:	27,237
Median Household Income:	$66,719	Households w/Family:	65%
Household Income Per Capita:	$33,042	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Montgomery County School District	Students:	39,385
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.68Mi.	**Clarksville High School** Number of Students: 1,530 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
3.78Mi.	**Richview Middle School** Number of Students: 1,174 Student-Teacher Ratio: NA	C	Public	6 - 8
0.31Mi.	**Norman Smith Elementary School** Number of Students: 609 Student-Teacher Ratio: NA	C-	Public	PK - 5

Flood Report

The Subject Property of **1116 WOODARD ST, CLARKSVILLE, TN 37040-4074** 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	124%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	90%	LOWER
MURDER	128%	HIGHER
OVERALL	121%	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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ICE SiteX Report

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