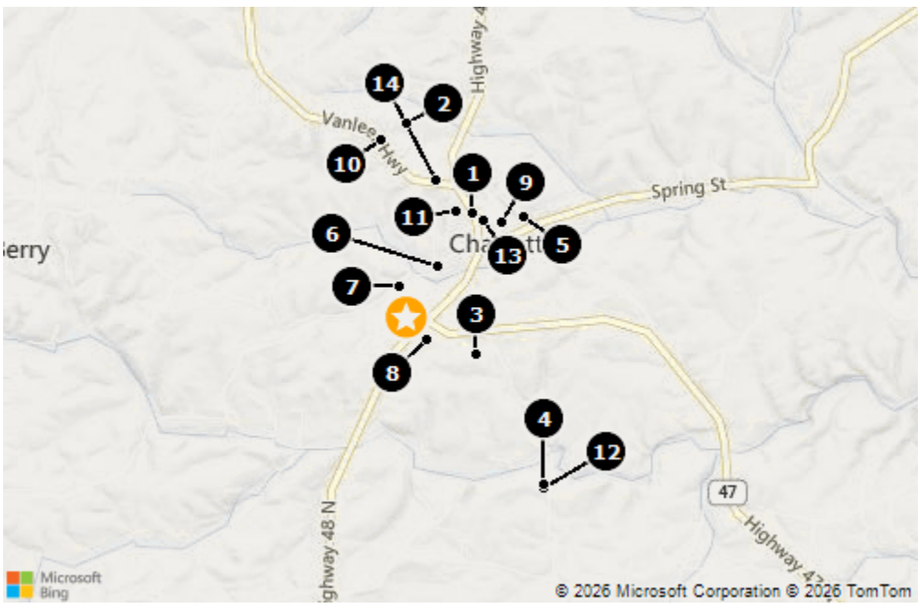
ICE SiteX Report

OrderID: 97916023

SiteX Property Information Report



Subject Property Location

117 TODD ST, CHARLOTTE, TN 37036-4909

County:	**DICKSON TN**	Census Tract:	470430602.022020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	065 01602	Thomas Bros Pg-Grid:	

Valuation

Value:	**$182,000**	FSD:	47	Common Confidence Score:	14
Value Range:	$96,460 - $267,540	ICE Confidence Score:	53		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	22A02
Assd Land Value:	$17,475	Market Land Value:	$69,900	Tax Year:	2025
Assd Improvement:	$17,775	Market Improvment Value:	$71,100	Total Taxable Value:	
Total Assessed Value:	$35,250	Total Assessor Market Value:	$141,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 06 Map Ref: 065

Abbreviated Description:	DISTRICT: 06, COUNTY AREA: H01
City/Muni/Twp:	CHARLOTTE

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	863 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	K
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/25/2026	Sales Price:	N/A
Document #:	388183 BK-PG V1599-2322	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	N/A
Document #:	380728 BK-PG V1587-774	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/28/2025	Loan Amount:	N/A
Document #:	380318 BK-PG V1599-2322	Loan Type:	FHA
TD Due Date:	11/01/2055	Type Finance:	
Legal Description:			
District: 6			

Prior Transfer

Recording Date:	03/19/2025	Sales Price:	N/A
Document #:	373520 BK-PG V1567-1935	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	03/07/2025	Loan Amount:	N/A
Document #:	373128 BK-PG V1587-774	Loan Type:	VA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
District: 6

Mortgage Record

Recording Date:	01/22/2024	Loan Amount:	N/A
Document #:	360833 BK-PG V1567-1935	Loan Type:	VA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
District: 6

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	N/A
Document #:	336830 BK-PG V1244-9	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/21/2016	Sales Price:	$84,000
Document #:	264745 BK-PG V1221-678	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/28/2016	Loan Amount:	N/A
Document #:	264160 BK-PG V1244-9	Loan Type:	VA
TD Due Date:	02/16/2031	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/20/2015	Sales Price:	$74,500
Document #:	259066 BK-PG V1148-174	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/14/2015	Loan Amount:	N/A
Document #:	258037 BK-PG V1221-678	Loan Type:	VA
TD Due Date:	06/23/2030	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/20/2013	Sales Price:	$67,816
Document #:	237590 BK-PG V1030-827	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2013	Loan Amount:	N/A
Document #:	237381 BK-PG V1148-174	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/07/2010	Sales Price:	N/A
Document #:	BK-PG V1062-472	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/07/2010	Sales Price:	N/A
Document #:	BK-PG 1062 -472	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 06 Map Ref: 065
Abbreviated Description: DISTRICT: 06, COUNTY AREA: H01
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	09/08/2009	Sales Price:	$63,011
Document #:	204663 BK-PG V980-651	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/20/2009	Loan Amount:	N/A
Document #:	BK-PG V1030-827	Loan Type:	
TD Due Date:	08/10/2024	Type Finance:	

Legal Description:

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Mortgage Record

Recording Date:	03/28/2008	Loan Amount:	N/A
Document #:	BK-PG V980-651	Loan Type:	
TD Due Date:	03/27/2023	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/04/2004	Sales Price:	N/A
Document #:	BK-PG V825-932	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/13/1999	Sales Price:	N/A
Document #:	BK-PG 561-637	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/12/1997	Loan Amount:	N/A
Document #:	BK-PG 462-226	Loan Type:	
TD Due Date:		Type Finance:	FIX
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,500,300	Median # of Bedrooms	
Median Lot Size	31,147 SF	Median # of Baths	2
Median Living Area	1,428 SF	Median Year Built	1961
Price Range - 2 Yrs	$90,000 to $500,000	Age Range	5 years to 126 years
Median Value	$359,250	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**3807 HIGHWAY 48 N** **CHARLOTTE, TN 37036-4857**	06/04/2026	$309,900	$302	1023	//1	1920	30,613 SF	
		APN: 065F A 01300 Document #: 387550 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: SIXTH Abbreviated Description: District:SIXTH								
2	1Mi.	**108 SAINT JAMES ST** **CHARLOTTE, TN 37036-4802**	05/20/2026	$421,000	$234	1798	//1.25	1980	31,680 SF	
		APN: 065C A 03700 Document #: 387038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 District: SIXTH Subdivision: GREENVIEW ESTATES Abbreviated Description: Lot:5 District:SIXTH Subdivision:GREENVIEW ESTATES								
3	.41Mi.	**4503 HIGHWAY 47 N** **CHARLOTTE, TN 37036-4948**	04/10/2026	$495,000	$203	2435	//3.5	1992	234,354 SF	Yes
		APN: 065 02903 Document #: 385641 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DAVID DUKE ET UX SUBDIVISION MapRef: CAB J SL 155 Abbreviated Description: Lot:1 Subdivision:DAVID DUKE ET UX SUBDIVISION Map Ref:CAB J SL 155								
4	1.13Mi.	**1220 COLUMBIA RD** **CHARLOTTE, TN 37036-6402**	03/03/2026	$359,500	$280	1283	//2.25	2021	60,113 SF	
		APN: 075 02604 Document #: 384217 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: POPLAR CREEK SUBDIVISION MapRef: CAB L PG 91 Abbreviated Description: Lot:3 Subdivision:POPLAR CREEK SUBDIVISION Map Ref:CAB L PG 91								
5	.82Mi.	**116 TRACY ACADEMY ST** **CHARLOTTE, TN 37036-4920**	02/11/2026	$389,900	$193	2013	//1	1903	SF	
		APN: 065E B 00200 Document #: 383545 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: SIXTH Abbreviated Description: District:SIXTH								
6	.33Mi.	**203 HIGH SCHOOL ST** **CHARLOTTE, TN 37036-4814**	01/20/2026	$90,000	$69	1288	//1.5	1910	41,013 SF	
		APN: 065F C 00700 Document #: 382922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 District: SIXTH Subdivision: LL LEACH SUBDIVISION Abbreviated Description: Lot:10 District:SIXTH Subdivision:LL LEACH SUBDIVISION City/Muni/Twp:TOWN OF CHARLOTTE City/Muni/Twp: TOWN OF CHARLOTTE								
7	.16Mi.	**222 TODD ST** **CHARLOTTE, TN 37036-4950**	01/05/2026	$95,000	$150	632	//1	1965	21,420 SF	
		APN: 065K A 00301 Document #: 382328 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: SIXTH Abbreviated Description: District:SIXTH								
8	.16Mi.	**216 PARK CIRCLE DR W** **CHARLOTTE, TN 37036-4910**	10/31/2025	$245,000	$222	1100	//2	1975	36,075 SF	
		APN: 065K D 00600 Document #: 380398 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27,28 District: SIXTH Subdivision: CELESTE HEIGHTS SUBDIVISION MapRef: CAB A SL 59 Abbreviated Description: Lot:27,28 District:SIXTH Subdivision:CELESTE HEIGHTS SUBDIVISION Map Ref:CAB A SL 59								
9	.7Mi.	**15 COURT SQ** **CHARLOTTE, TN 37036-4935**	09/22/2025	$500,000	$178	2808	//2.5	1900	35,719 SF	
		APN: 065F B 00200 Document #: 379135 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 2 Subdivision: RONALD KILGORE SUBDIVISION MapRef: CAB K SL 192 Abbreviated Description: Lot:2 Subdivision:RONALD KILGORE SUBDIVISION Map Ref:CAB K SL 192

10	.95Mi.	**3102 VANLEER HWY** **CHARLOTTE, TN 37036-6210**	09/19/2025	$391,000	$206	1896	//3.25	1958		SF

APN: 065C A 01902 Document #: 379118
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: SIXTH Abbreviated Description: District:SIXTH City/Muni/Twp:CITY OF CHARLOTTE City/Muni/Twp: CITY OF CHARLOTTE

11	.62Mi.	**103 CEDAR VIEW DR** **CHARLOTTE, TN 37036-4953**	08/29/2025	$295,000	$262	1124	//1.25	1990	16,250	SF

APN: 065F A 02100 Document #: 378524
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 District: SIXTH Subdivision: CEDARVIEW ESTATES Phase No: 1 MapRef: CAB A PG 176 Abbreviated Description: Lot:3 District:SIXTH Subdivision:CEDARVIEW ESTATES Phase No:1 Map Ref:CAB A PG 176

12	1.15Mi.	**1224 COLUMBIA RD** **CHARLOTTE, TN 37036-6402**	08/22/2025	$359,000	$279	1283	//2.25	2021	59,677	SF

APN: 075 02605 Document #: 378306
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 District: FIFTH Subdivision: POPLAR CREEK SUBDIVISION MapRef: CAB L PG 91 Abbreviated Description: Lot:4 District:FIFTH Subdivision:POPLAR CREEK SUBDIVISION Map Ref:CAB L PG 91

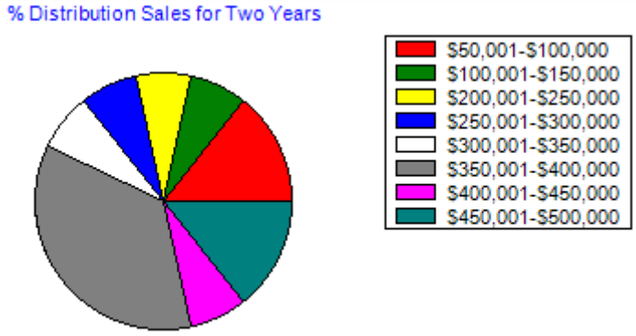
13	.65Mi.	**312 DICKSON ST** **CHARLOTTE, TN 37036-4926**	08/08/2025	$150,000	$82	1814	//2	1941	15,200	SF

APN: 065F D 00800 Document #: 377864
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:TOWN OF CHARLOTTE City/Muni/Twp: TOWN OF CHARLOTTE

14	.74Mi.	**3010 VANLEER HWY** **CHARLOTTE, TN 37036-6208**	07/17/2025	$400,000	$255	1568	//3	1932		SF

APN: 065C A 00700 Document #: 377123
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: SIXTH Abbreviated Description: District:SIXTH

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.	**117 TODD ST**	**09/07/2010**	$141,000	$35,250	863	//1	1930	1 SF	
.02Mi.	**205 TODD ST**	**01/31/1979**	$252,300	$63,075	1,008	//2	1979		
.04Mi.	**TODD ST**	**12/16/1980**	$203,100	$50,775	1,000	//1	1980	19,602 SF	
.05Mi.	**TODD ST**	**03/12/1990**	$125,400	$31,350	1,905	//1	1960	16,300 SF	
.07Mi.	**210 TODD ST**	**10/27/2010**	$200,700	$50,175	950	//1	1971	16,789 SF	
.08Mi.	**123 TODD ST**	**05/25/2000**	$260,400	$65,100	1,421	//1.5	2000	19,000 SF	
.08Mi.	**3405 HIGHWAY 48 N**	**01/08/2022**	$154,300	$38,575	916	//1	1978	1 SF	
.09Mi.	**208 TODD ST**	**03/10/2025**	$198,400	$49,600	950	//1	1971	17,700 SF	
.1Mi.	**3403 HIGHWAY 48 N**	**01/08/2022**	$127,800	$31,950	896	//1	1964	29,700 SF	
.11Mi.	**212 TODD ST**	**05/17/1972**	$210,000	$52,500	950	//1	1971	19,000 SF	
.12Mi.	**605 DOTSON ST**	**02/23/1999**	$213,200	$53,300	640	//1	1966	1 SF	
.12Mi.	**204 PARK CIRCLE DR W**	**05/10/1985**	$260,100	$65,025	1,907	//1	1966	25,600 SF	
.13Mi.	**214 TODD ST**	**05/08/1986**	$178,400	$44,600	912	//1	1986		
.15Mi.	**3404 HIGHWAY 48 N**	**07/31/2007**	$360,100	$90,025	1,869	//3	1993	1 SF	
.15Mi.	**500 DOTSON ST**	**03/21/2005**	$164,400	$41,100	864	//1	1967	19,600 SF	
.16Mi.	**222 TODD ST**	**12/02/2024**	$117,800	$29,450	632	//1	1965	21,420 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

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Demographics & Income

Median Age:	42.3 years old	Households:	2,584
Median Household Income:	$73,574	Households w/Family:	78%
Household Income Per Capita:	$31,894	Households w/Family Married:	67%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Dickson County School District	Students:	7,777
Number of Schools:	17	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.72Mi.	**Creek Wood High School** Number of Students: 919 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12
0.96Mi.	**Charlotte Elementary School** Number of Students: 601 Student-Teacher Ratio: NA	A	Public	PK - 5
0.86Mi.	**Charlotte Middle School** Number of Students: 433 Student-Teacher Ratio: NA	C	Public	6 - 8

Flood Report

The Subject Property of **117 TODD ST, CHARLOTTE, TN 37036-4909** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	64%	NOTABLY LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	153%	NOTABLY HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	155%	NOTABLY HIGHER
MURDER	121%	HIGHER
OVERALL	112%	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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