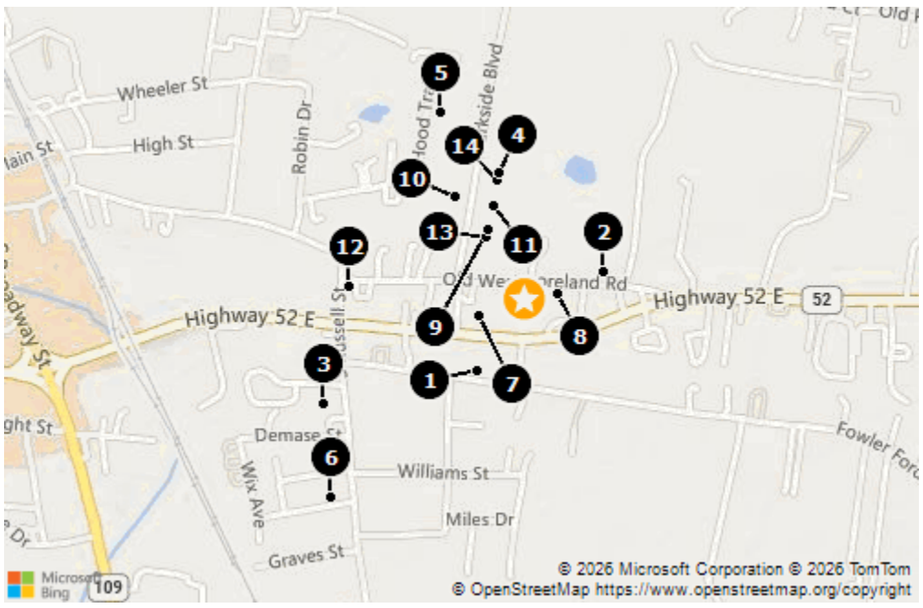
ICE SiteX Report

OrderID: 98169115

SiteX Property Information Report



Subject Property Location

125 OLD WESTMORELAND RD, PORTLAND, TN 37148-1927

County:	**SUMNER TN**	Census Tract:	471650203.002009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	033G G 00800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$197,620 - $284,380	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	83A06
Assd Land Value:	$18,750	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$34,400	Market Improvment Value:	$137,600	Total Taxable Value:	$755
Total Assessed Value:	$53,150	Total Assessor Market Value:	$212,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-3 Block: A District: 16 Subdivision: CARTER SLOAN S/D Map Ref: 033G
Abbreviated Description: PLAT: 1 PAGE: 23 BLOCK: A LOT: 01-3 SUBD: CARTER SLOAN S/D
City/Muni/Twp: PORTLAND

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1272 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	K
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/07/2025	Sales Price:	N/A
Document #:	1520041 BK-PG 5758-417	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2021	Sales Price:	N/A
Document #:	1388819 BK-PG 5645-224	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/25/2021	Loan Amount:	N/A
Document #:	1388063 BK-PG 5758-417	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	
Legal Description:			
District: 16			

Prior Transfer

Recording Date:	10/25/2021	Sales Price:	$225,000
Document #:	1388062 BK-PG 5758-415	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/2021		

ICE SiteX Report

OrderID: 98169115

Document Type:
Legal Description:
District: 16

Prior Transfer

Recording Date:	10/21/2021	Sales Price:	$225,000
Document #:	BK-PG 5758 -415	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-3 Block: A District: 16 Subdivision: CARTER SLOAN S/D Map Ref: 033G
Abbreviated Description: PLAT: 1 PAGE: 23 BLOCK: A LOT: 01-3 SUBD: CARTER SLOAN S/D
City/Muni/Twp: PORTLAND

Prior Transfer

Recording Date:	06/30/2021	Sales Price:	$115,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2021	Sales Price:	$115,000
Document #:	1371554 BK-PG 5645-221	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2021		
Document Type:			

Legal Description:
District: 16

Area Sales Analysis

Total Area Sales	$3,778,700	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2.125
Median Living Area	1,287 SF	Median Year Built	2009
Price Range - 2 Yrs	$78,500 to $425,000	Age Range	1 years to 88 years
Median Value	$313,900	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**202 FOWLER FORD RD** **PORTLAND, TN 37148-1907**	06/16/2026	$273,000	$214	1274	//1	1938	SF	
		APN: 033J B 01100 Document #: 1554532 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14&16 Subdivision: PERDUE SUBDIVISION MapRef: MB 1 PG 56 Abbreviated Description: Lot:14&16 Subdivision:PERDUE SUBDIVISION Map Ref:MB 1 PG 56Abbreviated Description:PORTION LOTS14-16								
2	.11Mi.	**202 OLD WESTMORELAND RD** **PORTLAND, TN 37148-1928**	04/21/2026	$105,000	$92	1134	//1	1940	SF	
		APN: 033G E 03100 Document #: 1548505 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 16 Abbreviated Description: District:16								
3	.3Mi.	**709 S RUSSELL ST** **PORTLAND, TN 37148-1430**	02/06/2026	$299,900	$219	1364	//2	1994	SF	
		APN: 033J A 01000 Document #: 1540970 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 1 Abbreviated Description: District:1								
4	.17Mi.	**852 PARKSIDE BLVD** **PORTLAND, TN 37148-2205**	01/23/2026	$415,000	$189	2194	//2.25	2025	SF	
		APN: 033G H 01000 Document #: 1539716 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: PARKSIDE ESTATES Phase No: 1 MapRef: MB 36 PG 332 Abbreviated Description: Lot:33 Subdivision:PARKSIDE ESTATES Phase No:1 Map Ref:MB 36 PG 332								
5	.26Mi.	**123 HOOD TRL** **PORTLAND, TN 37148-1923**	12/08/2025	$200,000	$121	1640	//2	1966	SF	
		APN: 033G E 00500 Document #: 1535222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 District: 16 Subdivision: SHERWOOD FOREST SUBDIVISION 2 MapRef: MB 4 PG 45 Abbreviated Description: Lot:29 District:16 Subdivision:SHERWOOD FOREST SUBDIVISION 2 Map Ref:MB 4 PG 45								
6	.36Mi.	**101 BENNETT ST** **PORTLAND, TN 37148-1427**	11/07/2025	$78,500	$102	768	//1	1966	SF	
		APN: 033J F 02400 Document #: 1532488 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 16 Abbreviated Description: District:16								
7	.06Mi.	**206 52E HWY** **PORTLAND, TN 37148-**	10/03/2025	$425,000	$167	2534	//4.25	2024	13,068 SF	
		APN: 033G G 01101 Document #: 1529097 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: TINKER ESTATES MapRef: MB 31 PG 128 Abbreviated Description: Lot:2 Subdivision:TINKER ESTATES Map Ref:MB 31 PG 128								
8	.04Mi.	**131 OLD WESTMORELAND RD** **PORTLAND, TN 37148-1927**	09/17/2025	$169,000	$200	843	//1	1950	8,850 SF	
		APN: 033G G 00500 Document #: 1527338 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10&11 Subdivision: CARTER AND SLOAN SUBDIVISION MapRef: MB 1 PG 23 Abbreviated Description: Lot:10&11 Subdivision:CARTER AND SLOAN SUBDIVISION Map Ref:MB 1 PG 23								
9	.1Mi.	**824 PARKSIDE BLVD** **PORTLAND, TN 37148-2205**	09/09/2025	$399,900	$233	1716	//2.25	2025	SF	

ICE SiteX Report

OrderID: 98169115

APN: 033G H 01700 Document #: 1526463
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: PARKSIDE ESTATES PHASE 1 Abbreviated Description: Lot:40 Subdivision:PARKSIDE ESTATES PHASE 1

10	.16Mi.	**837 PARKSIDE BLVD** **PORTLAND, TN 37148-2205**	09/02/2025	$330,000	$274	1202	//2.25	2025	SF

APN: 033G H 00800 Document #: 1525806
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: PARKSIDE ESTATES Phase No: I MapRef: MB 36 PG 332 Abbreviated Description: Lot:8 Subdivision:PARKSIDE ESTATES Phase No:I Map Ref:MB 36 PG 332

11	.13Mi.	**836 PARKSIDE BLVD** **PORTLAND, TN 37148-2205**	07/03/2025	$336,500	$223	1504	//2.25	2024	SF

APN: 033G H 01400 Document #: 1519738
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: PARKSIDE ESTATES Phase No: 1 MapRef: MB 36 PG 332 Abbreviated Description: Lot:37 Subdivision:PARKSIDE ESTATES Phase No:1 Map Ref:MB 36 PG 332

12	.23Mi.	**500 S RUSSELL ST** **PORTLAND, TN 37148-1230**	07/02/2025	$90,000	$96	936	//1	1940	SF

APN: 033G G 02000 Document #: 1519642
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.1Mi.	**820 PARKSIDE BLVD** **PORTLAND, TN 37148-2205**	06/17/2025	$329,000	$261	1257	//2.25	2025	SF

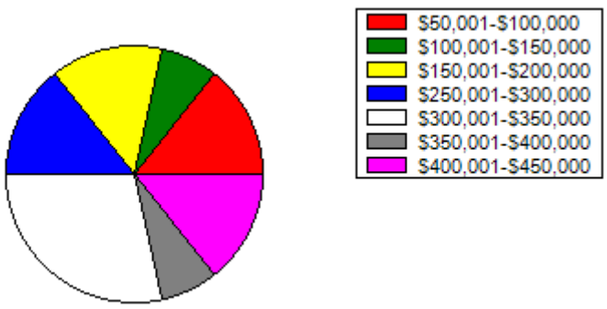
APN: 033G H 01800 Document #: 1518067
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: PARKSIDE ESTATES PHASE 1 MapRef: MB 36 PG 332-333 Abbreviated Description: Lot:41 Subdivision:PARKSIDE ESTATES PHASE 1 Map Ref:MB 36 PG 332-333

14	.16Mi.	**848 PARKSIDE BLVD** **PORTLAND, TN 37148-2205**	06/04/2025	$327,900	$252	1300	//2.25	2025	SF

APN: 033G H 01100 Document #: 1516843
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: PARKSIDE ESTATES Abbreviated Description: Lot:34 Subdivision:PARKSIDE ESTATES

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.

ICE SiteX Report

OrderID: 98169115

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.	**125 OLD WESTMORELAND RD**	**10/21/2021**	$212,600	$53,150	1,272	//1	1960		
.02Mi.	**127 OLD WESTMORELAND RD**	**11/20/2007**	$151,300	$37,825	1,415	//1.5	1978	17,424 SF	
.03Mi.	**214 52E HWY**	**08/14/2024**	$188,800	$47,200	1,232	//1	1955		
.04Mi.	**52E HWY**	**09/06/2024**	$175,400	$43,850	1,018	//1	1959		
.04Mi.	**121 OLD WESTMORELAND RD**	**01/19/2022**	$232,200	$58,050	1,654	//1.5	1920	19,666 SF	
.04Mi.	**131 OLD WESTMORELAND RD**	**09/15/2025**	$158,600	$39,650	843	//1	1950	8,850 SF	
.06Mi.	**119 OLD WESTMORELAND RD**	**08/30/2021**	$247,200	$61,800	1,858	//1	1940	23,680 SF	
.06Mi.	**133 OLD WESTMORELAND RD**	**04/09/2018**	$308,600	$77,150	1,998	//2	1962		
.06Mi.	**206 52E HWY**	**10/03/2025**	$523,300	$130,825	2,534	//4.25	2024	13,068 SF	
.07Mi.	**200 GRANDVIEW AVE**	**01/21/2004**	$168,100	$42,025	940	//1	1950		
.07Mi.	**116 OLD WESTMORELAND RD**	**08/12/2022**	$385,000	$96,250	2,338	//3	1967		
.07Mi.	**201 GRANDVIEW AVE**	**07/26/2012**	$187,400	$46,850	1,040	//1	1950		
.07Mi.	**117 OLD WESTMORELAND RD**	**09/30/2016**	$214,000	$53,500	1,300	//1	1953	15,200 SF	
.08Mi.	**202 GRANDVIEW AVE**	**11/12/1999**	$148,000	$37,000	672	//1	1950	6,300 SF	
.09Mi.	**816 PARKSIDE BLVD**	**03/14/2025**	$366,500	$91,625	1,395	//2.25	2024		
.1Mi.	**820 PARKSIDE BLVD**	**06/11/2025**	$246,900	$61,725	1,257	//2.25	2025		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.1 years old	Households:	9,816
Median Household Income:	$74,104	Households w/Family:	73%
Household Income Per Capita:	$29,797	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Sumner County School District	Students:	30,719
Number of Schools:	53	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.52Mi.	**J.W. Wiseman Elementary School** Number of Students: 336 Student-Teacher Ratio: NA	B-	Public	PK - 5
0.67Mi.	**Portland East Middle School** Number of Students: 396 Student-Teacher Ratio: NA	B-	Public	6 - 8
1.66Mi.	**Portland High School** Number of Students: 1,151 Student-Teacher Ratio: NA Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **125 OLD WESTMORELAND RD, PORTLAND, TN 37148-1927** 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	85%	LOWER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	118%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

ICE SiteX Report

OrderID: 98169115

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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