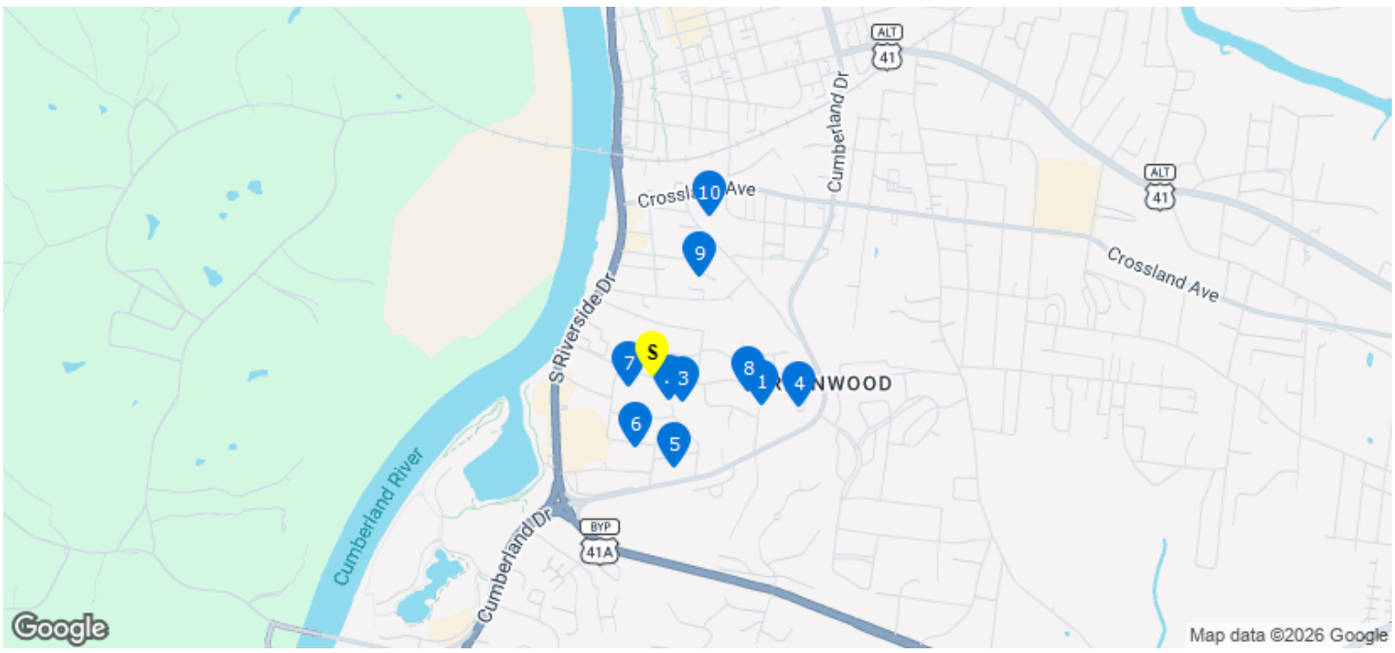
ICE SiteX Report

OrderID: 98761670

SiteX Property Information Report



Subject Property Location

141 HICKORY GROVE BLVD, CLARKSVILLE, TN 37040-3928

County:	**MONTGOMERY TN**	Census Tract:	1002.00
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	079B B 02300 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$218,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$163,500 - $272,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$63,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$187,300	Total Taxable Value:	$1,893
Total Assessed Value:	$62,675	Total Assessor Market Value:	$250,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 135

Abbreviated Description:	C9-11 P/U METAL ROOF T-06. TOPO-20%; DELETE UTBLD T-11
City/Muni/Twp:	CLARKSVILLE

Property Characteristics

Lot Size:	1.430 AC	Bedrooms:		Pool:	
Building Area:	2417 SF	Baths:	2	Fireplace:	1
Year Built:	1947	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+B	Number of Cars:		A/C:	Packaged Unit
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/30/2026	Sales Price:	N/A
Document #:	1538060 BK-PG 2178-34	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/26/2024	Loan Amount:	N/A
Document #:	1458352 BK-PG 2364-1979	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/10/2024		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: CLARKSVILLE

Prior Transfer

Recording Date:	01/20/2022	Sales Price:	$114,400
Document #:	1359691 BK-PG 2141-1273	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	01/14/2022	Loan Amount:	N/A
Document #:	1358898 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/12/2022		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/14/2022	Sales Price:	$265,000
Document #:	1358897 BK-PG 2178-31	Type of Sale:	Arms-Length Transfer
Contract Date:	01/12/2022		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	09/28/2021	Loan Amount:	N/A
Document #:	1340903 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/27/2021		
TD Due Date:	09/27/2041	Type Finance:	

Legal Description:
Subdivision: J W MOBLEY SUBDIVISION

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	$143,000
Document #:	1340902 BK-PG 2141-1268	Type of Sale:	Arms-Length Transfer
Contract Date:	09/27/2021		
Document Type:	Deed		

Legal Description:
Subdivision: J W MOBLEY SUBDIVISION

Prior Transfer

Recording Date:	03/26/1999	Sales Price:	$42,000
Document #:	BK-PG 698-1654	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$2,558,554	Median # of Bedrooms	
Median Lot Size	13,286 SF	Median # of Baths	2
Median Living Area	2,160 SF	Median Year Built	1955
Price Range - 2 Yrs	$165,000 to $459,000	Age Range	64 years to 84 years
Median Value	$225,527	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**128 HICKORY GROVE BLVD** **CLARKSVILLE, TN 37040-3902**	11/10/2025	$459,000	$146	3134	//2	1958	29,185 SF	P
		APN: 079B E 00600 000 Document #: 1522051 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: J W MOBLEY SUBDIVISION MapRef: MB 2 PG 81 PL 71 Abbreviated Description: Lot:4&5 Subdivision:J W MOBLEY SUBDIVISION Map Ref:MB 2 PG 81 PL 71								
2	.13Mi.	**30 BARKER ST** **CLARKSVILLE, TN 37040-3905**	01/22/2026	$85,000	$41	2079	//	1998	18,295 SF	
		APN: 079B B 00400 000 Document #: 1530270 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
3	.14Mi.	**22 BARKER ST** **CLARKSVILLE, TN 37040-3905**	05/19/2026	$467,000	$190	2460	//	1998	54,014 SF	
		APN: 079B B 00105 000 Document #: 1544365 Document Type: Warranty Deed Price Code: A Land Use: Auto repair (& related), Garage Legal:								
4	.22Mi.	**1104 IRVING LN** **CLARKSVILLE, TN 37040-3941**	10/14/2026	$299,000	$242	1236	//1	1955	13,939 SF	
		APN: 079G B 03000 000 Document #: 1562131 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&2 Subdivision: THE GRANTLAND SUBDIVISION MapRef: MB 4 PL 4 PG 4 Abbreviated Description: Lot:1&2 Subdivision:THE GRANTLAND SUBDIVISION Map Ref:MB 4 PL 4 PG 4Abbreviated Description:PORTION LOT1								
5	.22Mi.	**315 HICKORY GROVE BLVD** **CLARKSVILLE, TN 37040-3931**	09/14/2026	$75,000	$78	960	//1	1945	23,087 SF	
		APN: 079B C 02400 000 Document #: 1558736 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Block: B Subdivision: HICKORY GROVE MapRef: MB 107 PG 117 Abbreviated Description: Lot:19&20 Block:B Subdivision:HICKORY GROVE Map Ref:MB 107 PG 117								
6	.26Mi.	**1031 S RIVERSIDE DR** **CLARKSVILLE, TN 37040-4303**	01/12/2026	$5,600,000	$151	37060	//	1967	382,021 SF	
		APN: 079B F 01800 000 Document #: 1528850 Document Type: Special Warranty Deed Price Code: Land Use: Wholesale Outlet, Discount Store Legal: District: 12 Abbreviated Description: District:12								
7	.27Mi.	**1014 BUCK DR** **CLARKSVILLE, TN 37040-3907**	02/04/2026	$222,500	$212	1050	//1	1955	11,761 SF	
		APN: 079G B 02400 000 Document #: 1531379 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 3 Subdivision: GRANTLAND SUBDIVISION MapRef: MB 3 PG 83 PL 88 Abbreviated Description: Lot:3 Subdivision:GRANTLAND SUBDIVISION Map Ref:MB 3 PG 83 PL 88

8	.31Mi.	**112 LAWN ST** **CLARKSVILLE, TN 37040-3966**	10/06/2026	$270,000	$145	1864	//2	1942	18,295 SF

APN: 066O D 00300 000 Document #: 1561294
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: District: 12 Abbreviated Description: District:12

9	.32Mi.	**352 HICKORY GROVE BLVD** **CLARKSVILLE, TN 37040-3932**	07/06/2026	$175,000	$75	2333	//2	1960	79,279 SF

APN: 079C G 00100 000 Document #: 1550224
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

10	.33Mi.	**353 HICKORY HTS** **CLARKSVILLE, TN 37040-3937**	07/08/2026	$246,000	$171	1435	//1	1947	8,712 SF

APN: 079C A 02500 000 Document #: 1550565
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Section: C District: 12 Subdivision: HICKORY GROVE MapRef: MB 2 PG 4 PL 46 Abbreviated Description: Lot:13 Section:C District:12 Subdivision:HICKORY GROVE Map Ref:MB 2 PG 4 PL 46

11	.35Mi.	**934 CHARLOTTE ST** **CLARKSVILLE, TN 37040-3956**	01/23/2026	$195,000	$187	1042	//1	1947	20,473 SF

APN: 066O D 01300 000 Document #: 1530415
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: District: 12 Abbreviated Description: District:12

12	.38Mi.	**21 THOMAS ST** **CLARKSVILLE, TN 37040-3967**	12/04/2025	$150,000	$154	973	//1	1930	11,326 SF

APN: 066O A 01400 000 Document #: 1524878
Document Type: Warranty Deed Price Code:
Land Use: Agricultural / Rural (General)
Legal:

13	.4Mi.	**871 ELWOOD DR** **CLARKSVILLE, TN 37040-3922**	09/29/2026	$140,000	$149	939	//1	1950	10,890 SF

APN: 079C A 02000 000 Document #: 1560285
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: B District: 12 Subdivision: THE EL WOOD SUBDIVISION MapRef: PG 95 MB 2 Abbreviated Description: Lot:9 Block:B District:12 Subdivision:THE EL WOOD SUBDIVISION Map Ref:PG 95 MB 2

14	.42Mi.	**1000 ORCHARD HILLS DR** **CLARKSVILLE, TN 37040-5375**	12/22/2025	$312,000	$192	1623	3/3/	2017	9,583 SF

APN: 079G A 05100 000 Document #: 1526962
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: ORCHARD AT DAVIS HILLS MapRef: PL F PG 1012 Abbreviated Description: Lot:31 Subdivision:ORCHARD AT DAVIS HILLS Map Ref:PL F PG 1012

15	.43Mi.	**317 CHURCH ST** **CLARKSVILLE, TN 37040-4025**	04/29/2026	$249,000	$249	1000	//1	1968	10,019 SF

APN: 066O C 02600 000 Document #: 1541757
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

16	.43Mi.	**400 HICKORY GROVE BLVD** **CLARKSVILLE, TN 37040-3934**	04/16/2026	$165,000	$81	2042	//1	1955	54,886 SF

APN: 079C G 01100 000 Document #: 1540178
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: JOHNATHAN BLICK PROPERTY MapRef: MB Q PG 98 Abbreviated Description: Lot:6 Subdivision:JOHNATHAN BLICK PROPERTY Map Ref:MB Q PG 98

17	.44Mi.	**950 CUMBERLAND DR** **CLARKSVILLE, TN 37040-3909**	11/06/2025	$150,000	$110	1359	//1	1946	27,007 SF

APN: 079C G 02500 000 Document #: 1521701
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7&8 Subdivision: UNSELD TERRACE BLOCK A MapRef: MB 1 PG 91 Abbreviated Description: Lot:7&8 Subdivision:UNSELD TERRACE BLOCK A Map Ref:MB 1 PG 91

18	.47Mi.	**422-424 HICKORY HILL DR** **CLARKSVILLE, TN 37040-3939**	04/16/2026	$269,950	$160	1682	//2	1950	12,632 SF

APN: 079C G 01000 000 Document #: 1540183
Document Type: Warranty Deed Price Code:
Land Use: Retail/Residential (mixed use)
Legal: Lot: 4 Abbreviated Description: Lot:4

19	.47Mi.	**25 CROSSLAND AVE** **CLARKSVILLE, TN 37040-3780**	03/17/2026	$660,000	$161	4100	//	1969	23,087 SF

APN: 066J G 00600 000 Document #: 1536496
Document Type: Warranty Deed Price Code: A
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Section: II Subdivision: RIVERSIDE DRIVE SUBDIVISION Tract No: C-19&C-20 MapRef: MB 7 PG 94&95 PL 94 Abbreviated Description: Section:II Subdivision:RIVERSIDE DRIVE SUBDIVISION Tract No:C-19&C-20 Map Ref:MB 7 PG 94&95 PL 94Abbreviated Description:PORTION TRACT C-19

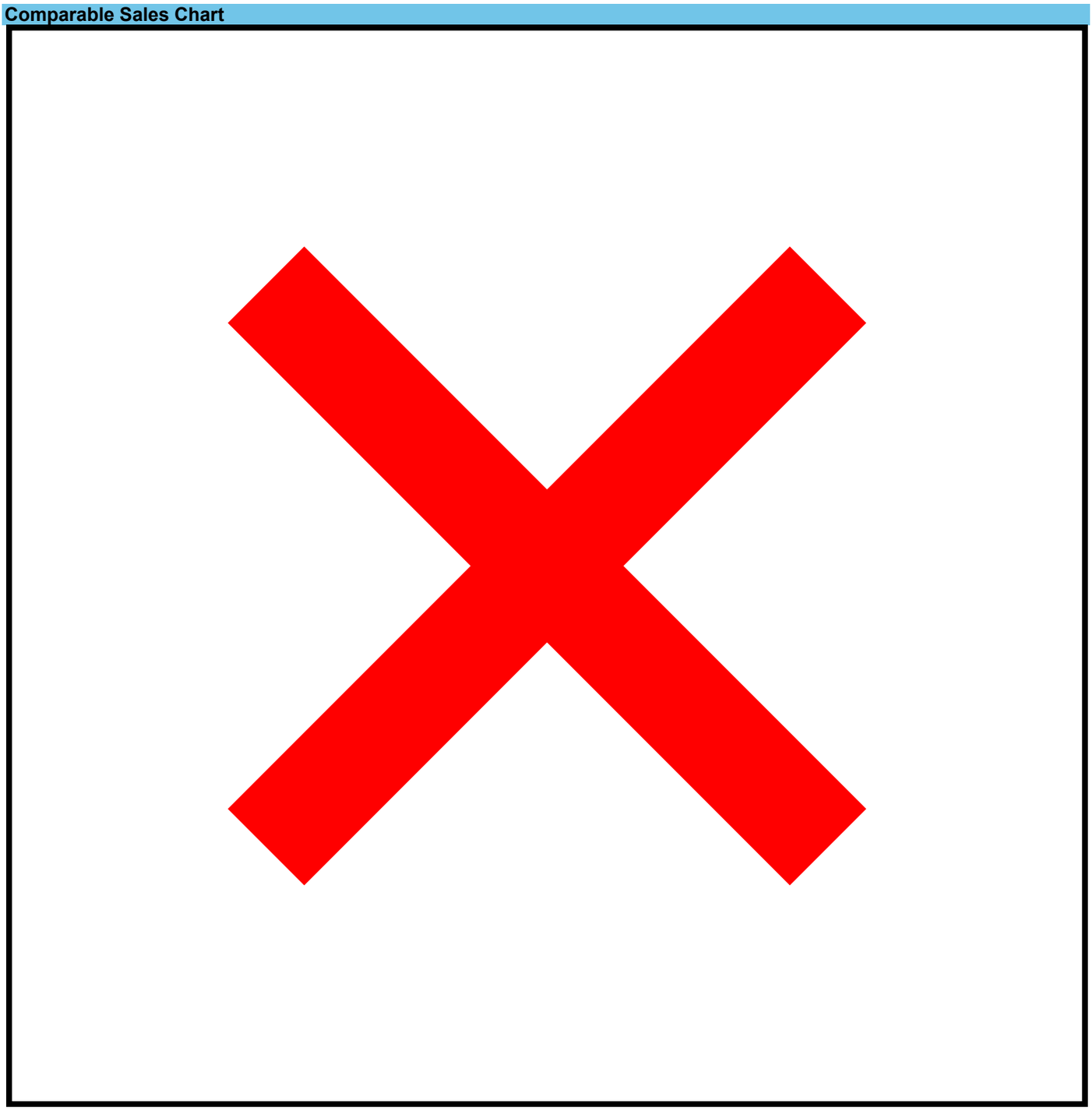
20	.48Mi.	**426-428 HICKORY HILL DR** **CLARKSVILLE, TN 37040-3939**	09/09/2026	$245,000	$156	1568	//3	1950	12,632 SF

APN: 079C G 00900 000 Document #: 1558319
Document Type: Warranty Deed Price Code:
Land Use: Retail/Residential (mixed use)
Legal: Lot: 2 District: 12 MapRef: MB 108 PG 39 Abbreviated Description: Lot:2 District:12 Map Ref:MB 108 PG 39City/Muni/Twp:CLARKSVILLE City/Muni/Twp: CLARKSVILLE

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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.

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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.	**141 HICKORY GROVE BLVD**	**01/12/2022**	$250,700	$62,675	2,417	//2	1947	1 SF	
.03Mi.	**131 HICKORY GROVE BLVD**	**03/07/2019**	$192,700	$48,175	2,248	//2.5	1950	30,056 SF	
.05Mi.	**151 HICKORY GROVE BLVD**	**11/18/2021**	$170,900	$42,725	1,018	//2	1987	1 SF	
.05Mi.	**132 HICKORY GROVE BLVD**	**02/27/2007**	$165,700	$41,425	1,120	//1	1952	13,068 SF	
.05Mi.	**127 HICKORY GROVE BLVD**	**11/22/1999**	$298,600	$74,650	2,220	//2	1949	31,799 SF	
.05Mi.	**138 HICKORY GROVE BLVD**	**03/21/2022**	$184,400	$46,100	1,140	//1	1962	23,958 SF	
.06Mi.	**152 HICKORY GROVE BLVD**	**02/06/2024**	$218,600	$54,650	1,561	//2	1951	30,928 SF	
.07Mi.	**156 HICKORY GROVE BLVD**	**10/05/2006**	$230,200	$57,550	1,970	//2	1948	27,878 SF	
.07Mi.	**129 HICKORY GROVE BLVD**	**01/27/2012**	$163,600	$40,900	1,334	//2	1951	20,909 SF	
.07Mi.	**1003 MCGREGOR DR**	**09/11/2017**	$185,200	$46,300	1,032	//1.5	1994	9,583 SF	
.07Mi.	**234 HICKORY HTS**	**05/18/2023**	$245,000	$61,250	2,175	//1	1950	30,056 SF	
.07Mi.	**128 HICKORY GROVE BLVD**	**11/04/2025**	$350,600	$87,650	3,134	//2	1958	29,185 SF	P
.08Mi.	**211 HICKORY HTS**	**03/07/2025**	$152,600	$38,150	1,692	//2	1950	20,909 SF	
.08Mi.	**170 HICKORY GROVE BLVD**	**04/23/2025**	$272,000	$68,000	2,043	//2	1954	38,333 SF	
.09Mi.	**1005 MCGREGOR DR**	**10/05/2006**	$159,700	$39,925	960	//1	1954	11,326 SF	
.09Mi.	**236 HICKORY HTS**	**04/21/1998**	$171,300	$42,825	950	//1	1939	14,810 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
7.96Mi.	**Montgomery Central High School** Number of Students: 1,048 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
7.86Mi.	**Montgomery Central Middle School** Number of Students: 805 Student-Teacher Ratio: NA	C-	Public	6 - 8
0.86Mi.	**Norman Smith Elementary School** Number of Students: 609 Student-Teacher Ratio: NA	C-	Public	PK - 5

Flood Report

The Subject Property of **141 HICKORY GROVE BLVD, CLARKSVILLE, TN 37040-3928** 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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