ICE SiteX Report

OrderID: 98761791

SiteX Property Information Report



Subject Property Location

1511 PLEASANT VALLEY AVE, UNION CITY, TN 38261-5972

County:	**OBION TN**	Census Tract:	9657.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	058I B 00400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	20	Common Confidence Score:	34
Value Range:	$247,200 - $370,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	66C09
Assd Land Value:	$6,375	Market Land Value:	$25,500	Tax Year:	
Assd Improvement:	$46,725	Market Improvment Value:	$186,900	Total Taxable Value:	
Total Assessed Value:	$53,100	Total Assessor Market Value:	$212,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: 13 Subdivision: JOHN OWEN Map Ref: 058I

Abbreviated Description:	JOHN OWEN 3
City/Muni/Twp:	UNION CITY

Property Characteristics

Lot Size:	23,300 SF	Bedrooms:		Pool:	
Building Area:	2264 SF	Baths:	2	Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Detached Garage	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	3	A/C:	Yes
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2026	Sales Price:	$263,500
Document #:	95150 BK-PG 416-221	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/09/2025	Loan Amount:	N/A
Document #:	87075 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/07/2025		
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
District: 13 Subdivision: JOHN M OWENS SUBDIVISION Map Ref: MB 4 PG 65
City/Muni/Twp: CITY OF UNION CITY

Prior Transfer

Recording Date:	04/09/2025	Sales Price:	$263,500
Document #:	87074 BK-PG 416-219	Type of Sale:	Arms-Length Transfer
Contract Date:	04/07/2025		
Document Type:	Deed		

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Legal Description:
District: 13 Subdivision: JOHN M OWENS SUBDIVISION Map Ref: MB 4 PG 65
City/Muni/Twp: CITY OF UNION CITY

Prior Transfer

Recording Date:	04/27/2023	Sales Price:	N/A
Document #:	78060 BK-PG 352-521	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/11/2023		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN M OWENS SUBDIVISION Map Ref: MB 4 PG 65
City/Muni/Twp: UNION CITY

Prior Transfer

Recording Date:	02/08/2017	Sales Price:	$121,500
Document #:	47273 BK-PG 120-370	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/20/2013	Loan Amount:	N/A
Document #:	31043 BK-PG 120-370	Loan Type:	Conventional
Contract Date:	08/19/2013		
TD Due Date:	09/01/2033	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	08/20/2013	Sales Price:	$135,000
Document #:	31042 BK-PG 120-368	Type of Sale:	Arms-Length Transfer
Contract Date:	08/19/2013		
Document Type:	Deed		

Legal Description:
Subdivision: JOHN OWEN

Prior Transfer

Recording Date:	04/14/2010	Sales Price:	$38,000
Document #:	BK-PG 49-202	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Subdivision: JOHN OWEN

Prior Transfer

Recording Date:	04/12/2010	Sales Price:	$93,800
Document #:	13365 BK-PG 71A-239	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/21/2005	Sales Price:	$93,800
Document #:	1013143 BK-PG 71A-239	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	11/14/2005	Sales Price:	$72,000
Document #:	1013105 BK-PG 67P-672	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/17/2005	Loan Amount:	N/A
Document #:	1004781 BK-PG 71A-239	Loan Type:	Conventional
Contract Date:	10/10/2005		
TD Due Date:	11/01/2035	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	03/22/2005	Sales Price:	$72,000
Document #:	1011731 BK-PG 67P-672	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/22/2005	Loan Amount:	N/A
Document #:	1003677 BK-PG 67P-672	Loan Type:	Conventional
Contract Date:	03/18/2005		
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	03/18/2005	Sales Price:	$90,000
Document #:	BK-PG 26Q-746	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

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Legal Description:
Subdivision: JOHN OWEN

Area Sales Analysis

Total Area Sales	$2,760,500	Median # of Bedrooms	
Median Lot Size	22,420 SF	Median # of Baths	2
Median Living Area	2,049 SF	Median Year Built	1972
Price Range - 2 Yrs	$208,000 to $370,000	Age Range	23 years to 60 years
Median Value	$262,500	Median Age	54.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**1513 HONEYSUCKLE DR** **UNION CITY, TN 38261-5833**	08/14/2026	$245,000	$112	2179	//2	1966	21,800 SF	
		APN: 059E C 00800 Document #: 94160 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 13 Abbreviated Description: District:13 City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
2	.18Mi.	**1410 S SUNSWEPT DR** **UNION CITY, TN 38261-6015**	01/21/2025	$216,000	$157	1376	//2	1968	16,500 SF	
		APN: 058H D 01700 Document #: 85973 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 District: CIVIL D Subdivision: PLEASANT ACRES SUBDIVISION MapRef: MB 5 PG 39 Abbreviated Description: Lot:16 District:CIVIL D Subdivision:PLEASANT ACRES SUBDIVISION Map Ref:MB 5 PG 39Abbreviated Description:DIST:ISTRICT-13 City/Muni/Twp:CITY OF UNION City/Muni/Twp: CITY OF UNION								
3	.19Mi.	**1405 S SUNSWEPT DR** **UNION CITY, TN 38261-6026**	05/08/2026	$192,801	$77	2519	//2	1966	16,950 SF	P
		APN: 058H C 01300 Document #: 92675 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 District: 13TH Subdivision: PLEASANT ACRES MapRef: MB 5 PG 39 Abbreviated Description: Lot:9 District:13TH Subdivision:PLEASANT ACRES Map Ref:MB 5 PG 39City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
4	.19Mi.	**1714 SHATZ RD** **UNION CITY, TN 38261-5910**	01/09/2025	$250,000	$120	2080	//2	1968	23,040 SF	
		APN: 058I B 01400 Document #: 85865 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Subdivision: ROLLING MapRef: MB 5 PG 43 Abbreviated Description: Lot:25 Subdivision:ROLLING Map Ref:MB 5 PG 43City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
5	.21Mi.	**1212 ETHRIDGE LN** **UNION CITY, TN 38261-5823**	04/22/2025	$277,500	$134	2076	//2	1966	24,000 SF	
		APN: 059E C 01700 Document #: 87262 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: District: 13TH Abbreviated Description: District:13TH								
6	.23Mi.	**1201 HENDERSON ST** **UNION CITY, TN 38261-5903**	04/22/2026	$359,000	$107	3363	//3.5	1968	22,216 SF	
		APN: 058I D 00100 Document #: 92436 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 90 District: 13 Subdivision: MILLER-SHORE MINOR SUBDIVISION PLAT MapRef: MB 15 PG 137 Abbreviated Description: Lot:90 District:13 Subdivision:MILLER-SHORE MINOR SUBDIVISION PLAT Map Ref:MB 15 PG 137City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
7	.23Mi.	**1319 HONEYSUCKLE DR** **UNION CITY, TN 38261-5829**	04/01/2026	$500,000	$116	4304	//3	1965	46,174 SF	P
		APN: 059E C 00400 Document #: 92155 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: THURMAN SAGE HONEYSUCKLE ROAD SUBDIVISION MapRef: MB 5 PG 49 Abbreviated Description: Lot:1 Subdivision:THURMAN SAGE HONEYSUCKLE ROAD SUBDIVISION Map Ref:MB 5 PG 49City/Muni/Twp:TOWN OF UNION CITY City/Muni/Twp: TOWN OF UNION CITY								
8	.25Mi.	**1108 TURNER ST** **UNION CITY, TN 38261-5926**	09/24/2026	$370,000	$172	2148	//3.5	1991	16,240 SF	P
		APN: 059L A 00806 Document #: 94756 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Section: 2 District: 13 Subdivision: MOSSTONE SUBDIVISION MapRef: MB 9 PG 3 Abbreviated Description: Lot:1 Section:2 District:13 Subdivision:MOSSTONE SUBDIVISION Map Ref:MB 9 PG 3								
9	.25Mi.	**1361 S MILES AVE** **UNION CITY, TN 38261-5835**	03/06/2026	$225,000	$167	1344	//1.5	1972	10,000 SF	
		APN: 058H A 01600 Document #: 91816 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: RICHMOND ADDITION MapRef: MB 4 PG 33 Abbreviated Description: Lot:10 Subdivision:RICHMOND ADDITION Map Ref:MB 4 PG 33City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
10	.26Mi.	**1373 PLEASANT VALLEY AVE** **UNION CITY, TN 38261-5959**	07/01/2026	$275,000	$145	1901	//2	2003	15,600 SF	
		APN: 058H B 00900 Document #: 93467 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 13 Subdivision: RICHMOND SUBDIVISION Abbreviated Description: District:13 Subdivision:RICHMOND SUBDIVISION City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
11	.29Mi.	**1807 SHATZ RD** **UNION CITY, TN 38261-5911**	03/25/2025	$230,000	$114	2019	//2	1970	19,425 SF	
		APN: 058I D 00800 Document #: 86864 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 98 District: 13 Subdivision: ROLLING ACRES SUBDIVISION MapRef: MB 5 PG 43 Abbreviated Description: Lot:98 District:13 Subdivision:ROLLING ACRES SUBDIVISION Map Ref:MB 5 PG 43City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY								
12	.32Mi.	**1715 STONEWALL DR** **UNION CITY, TN 38261-5919**	11/25/2025	$330,000	$159	2082	//2.5	1972	34,000 SF	P
		APN: 059L C 00400 Document #: 90451 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 4 District: 13TH Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 6 PG 63 Abbreviated Description: Lot:4 District:13TH Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 6 PG 63City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

13	.34Mi.	**1337 PLEASANT VALLEY AVE** **UNION CITY, TN 38261-5959**	10/20/2025	$137,500	$86	1602	//1.5	1971	13,750 SF	

APN: 058H B 00500 Document #: 89945
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: District: 13TH Abbreviated Description: District:13TH City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

14	.36Mi.	**1017 TURNER ST** **UNION CITY, TN 38261-5925**	08/13/2025	$240,000	$119	2022	//2	1974	16,159 SF	

APN: 059L A 00808 Document #: 88998
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 District: 13 Subdivision: MOSSTONE SUBDIVISION MapRef: MB 9 PG 3 Abbreviated Description: Lot:9 District:13 Subdivision:MOSSTONE SUBDIVISION Map Ref:MB 9 PG 3City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

15	.39Mi.	**1810 MEADOWLARK DR** **UNION CITY, TN 38261-5941**	07/28/2026	$370,000	$145	2556	//2.5	1976	25,600 SF	

APN: 059L C 01800 Document #: 93886
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 District: 13 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 6 PG 63 Abbreviated Description: Lot:18 District:13 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 6 PG 63

16	.39Mi.	**1304 ARMSTRONG BLVD** **UNION CITY, TN 38261-5708**	03/20/2025	$295,000	$156	1885	//2	1968	23,750 SF	

APN: 058P A 01000 Document #: 86800
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 District: 13TH Subdivision: ROLLING ACRES SUBDIVISION MapRef: MB 5 PG 34 Abbreviated Description: Lot:10 District:13TH Subdivision:ROLLING ACRES SUBDIVISION Map Ref:MB 5 PG 34City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

17	.41Mi.	**1301 MEDICAL PARK CIR** **UNION CITY, TN 38261-5877**	11/06/2025	$500,000	$160	3122	//	2001	17,860 SF	

APN: 058H A 00200 Document #: 90188
Document Type: Warranty Deed Price Code: A
Land Use: Medical Bldg/Clinic
Legal: Lot: 1 District: 13 Subdivision: MEDICAL PARK SUBDIVISION MapRef: MB 14 PG 183 Abbreviated Description: Lot:1 District:13 Subdivision:MEDICAL PARK SUBDIVISION Map Ref:MB 14 PG 183City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

18	.43Mi.	**1024 MOCKINGBIRD DR** **UNION CITY, TN 38261-5849**	10/21/2025	$240,000	$149	1608	//2	1964	6,150 SF	

APN: 059E B 01300 Document #: 89976
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 District: 13TH Subdivision: MOCKINGBIRD HILL SUBDIVISION MapRef: MB 4 PG 47 Abbreviated Description: Lot:4 District:13TH Subdivision:MOCKINGBIRD HILL SUBDIVISION Map Ref:MB 4 PG 47City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

19	.44Mi.	**816 NELSON ST** **UNION CITY, TN 38261-5800**	12/13/2024	$305,000	$194	1574	//2	1988	9,045 SF	

APN: 059E A 01215 Document #: 85578
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 11 Section: 2 Subdivision: JAMESTOWN VILLAGE SUBDIVISION MapRef: MB 11 PG 26 Abbreviated Description: Lot:11 Section:2 Subdivision:JAMESTOWN VILLAGE SUBDIVISION Map Ref:MB 11 PG 26City/Muni/Twp:CITY OF UNION CITY City/Muni/Twp: CITY OF UNION CITY

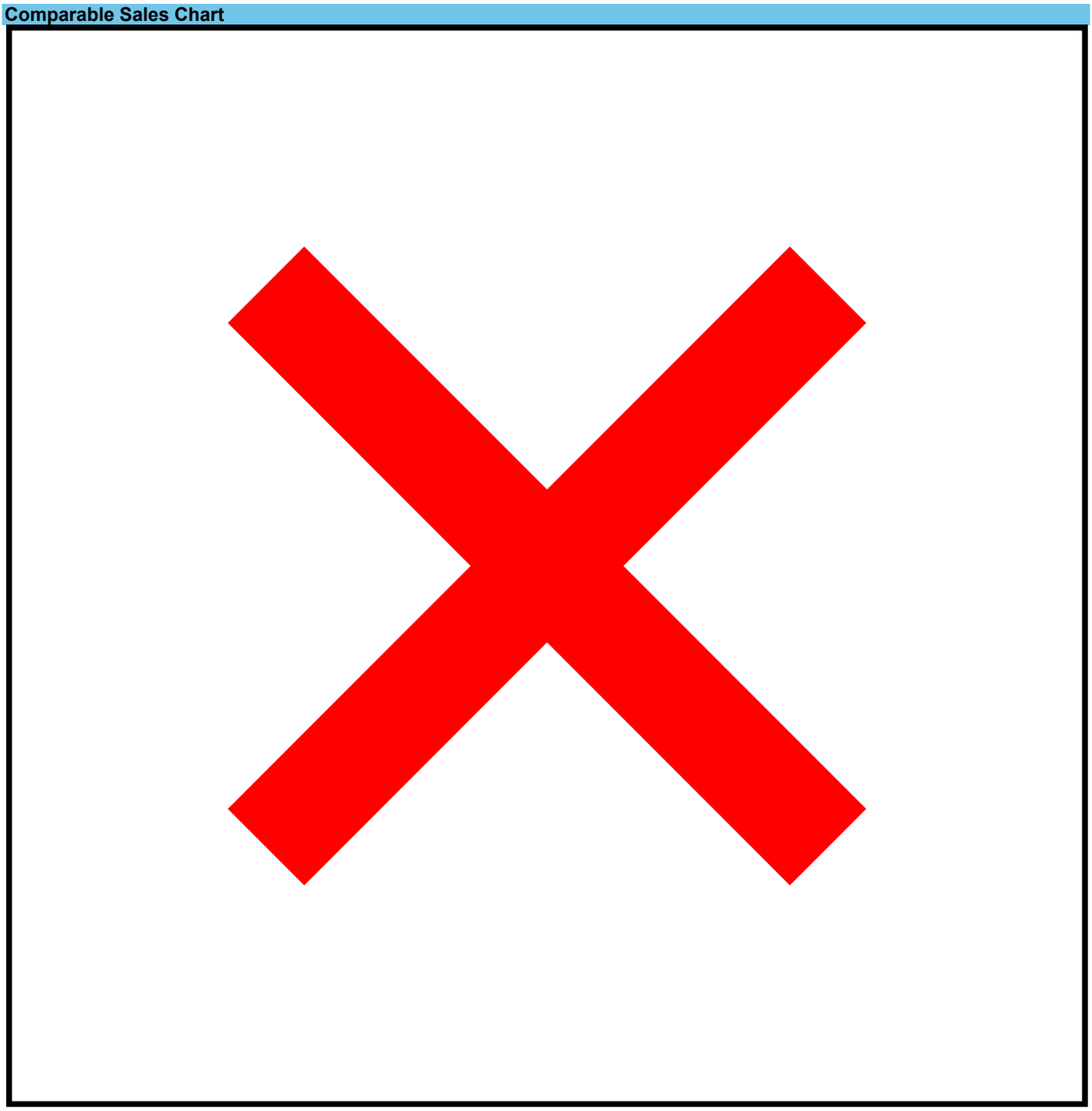
20	.44Mi.	**1028 MOCKINGBIRD DR** **UNION CITY, TN 38261-5849**	12/04/2024	$300,000	$144	2088	//1.5	1969	5,080 SF	P

APN: 059E B 01200 Document #: 85440
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: MOCKINGBIRD HILLS SUBDIVISION MapRef: MB 4 PG 47 Abbreviated Description: Lot:5 Subdivision:MOCKINGBIRD HILLS SUBDIVISION Map Ref:MB 4 PG 47City/Muni/Twp:CITY OF UNION City/Muni/Twp: CITY OF UNION

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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.	**1511 PLEASANT VALLEY AVE**	**04/08/2025**	$212,400	$53,100	2,264	//2	1964	23,300 SF	
.03Mi.	**1309 ETHRIDGE LN**	**10/04/2010**	$165,700	$41,425	1,525	//2	1962	24,150 SF	
.04Mi.	**1307 ETHRIDGE LN**	**05/23/2023**	$224,000	$56,000	1,586	//2	1962	40,500 SF	
.05Mi.	**1603 PLEASANT VALLEY AVE**	**08/07/2019**	$263,000	$65,750	2,020	//2.5	1967	40,500 SF	P
.07Mi.	**1514 SHATZ RD**	**02/21/2001**	$258,100	$64,525	3,118	//1.5	1969	13,320 SF	
.07Mi.	**1310 ETHRIDGE LN**	**01/01/1985**	$299,700	$74,925	2,729	//2.5	1987	22,940 SF	
.07Mi.	**1604 SHATZ RD**	**12/28/2022**	$202,000	$50,500	2,082	//2.5	1969	28,980 SF	
.07Mi.	**1305 ETHRIDGE LN**	**05/06/2020**	$410,500	$102,625	3,015	//3	1957	1 SF	
.08Mi.	**1506 PLEASANT VALLEY AVE**	**05/25/2023**	$200,400	$50,100	2,143	//3	1922	1 SF	
.08Mi.	**1607 PLEASANT VALLEY AVE**	**04/22/1996**	$528,100	$132,025	3,844	//4.3	1997	40,500 SF	
.08Mi.	**1608 SHATZ RD**	**04/20/2006**	$324,300	$81,075	3,458	//3	1969	22,440 SF	
.09Mi.	**1308 ETHRIDGE LN**	**11/09/2020**	$371,500	$92,875	2,023	//2.3	1998	1 SF	
.09Mi.	**1469 PLEASANT VALLEY AVE**	**04/11/2023**	$167,900	$41,975	1,756	//2.3	1954	30,056 SF	
.11Mi.	**1304 ETHRIDGE LN**	**01/22/2020**	$430,900	$107,725	3,863	//3	1964	1 SF	
.11Mi.	**1612 SHATZ RD**	**08/17/2004**	$265,900	$66,475	3,033	//2.5	1969	22,560 SF	P
.11Mi.	**1615 PLEASANT VALLEY AVE**	**11/08/2007**	$213,400	$53,350	1,756	//1.5	1960	40,500 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	40.0 years old	Households:	6,848
Median Household Income:	$51,824	Households w/Family:	57%
Household Income Per Capita:	$27,907	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Union City School District	Students:	1,647
Number of Schools:	3	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Union City High School** Number of Students: 416 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 12
0.59Mi.	**Union City Elementary School** Number of Students: 793 Student-Teacher Ratio: NA	B	Public	PK - 4
0.84Mi.	**Union City Middle School** Number of Students: 438 Student-Teacher Ratio: NA	C-	Public	5 - 8

Flood Report

The Subject Property of **1511 PLEASANT VALLEY AVE, UNION CITY, TN 38261-5972** 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	125%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	125%	HIGHER
OVERALL	108%	SIMILAR

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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