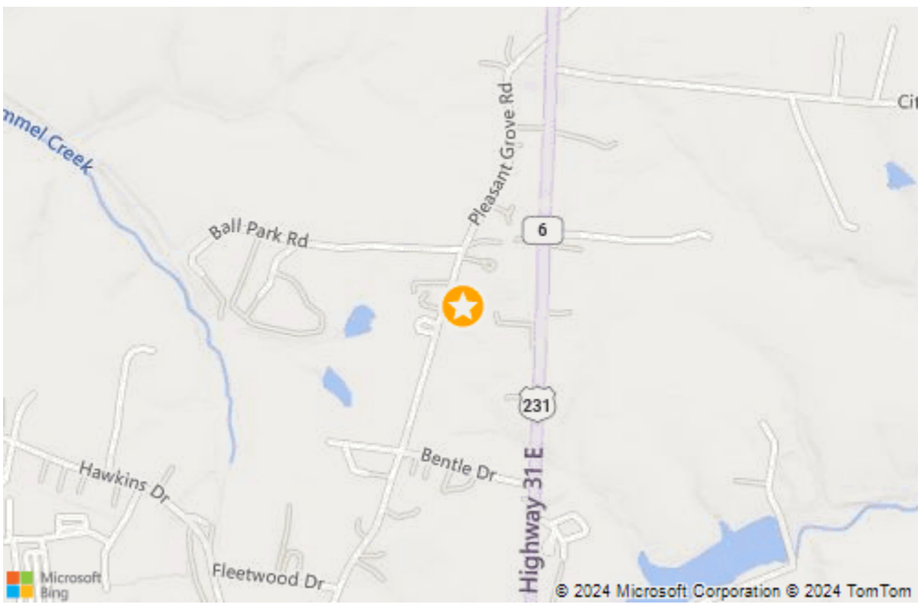
SiteX™ Report

OrderID: 92614670

SiteX Property Information Report



Subject Property Location

1540 PLEASANT GROVE RD, WESTMORELAND, TN 37186-2144

County:	**SUMNER TN**	Census Tract:	471650201.021032
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	083028M A 02601	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	13
Value Range:	$274,050 - $355,950	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2021	Tax Rate Code Area:	83A08
Assd Land Value:	$4,500	Market Land Value:	$18,000	Tax Year:	2023
Assd Improvement:	$27,300	Market Improvment Value:	$109,200	Total Taxable Value:	$1,076
Total Assessed Value:	$31,800	Total Assessor Market Value:	$127,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 12 Subdivision: BOBBIE J HAYNES PROP Map Ref: 028L

Abbreviated Description:	PLAT: 16 PAGE: 154 BLOCK: LOT: 2 SUBD: BOBBIE J HAYNES PROP
City/Muni/Twp:	WESTMORELAND

Property Characteristics

Lot Size:	20,268 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2022	Sales Price:	$305,000
Document #:	1437111 BK-PG 6079-190	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Subdivision: BOBBIE J HAYNES PROPERTY SUBDIVISION Map Ref: MB 16 PG 154

Prior Transfer

Recording Date:	11/30/2022	Sales Price:	$305,000
Document #:	BK-PG 6079 -190	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 12 Subdivision: BOBBIE J HAYNES PROP Map Ref: 028L
Abbreviated Description: PLAT: 16 PAGE: 154 BLOCK: LOT: 2 SUBD: BOBBIE J HAYNES PROP
City/Muni/Twp: WESTMORELAND

Prior Transfer

Recording Date:	07/07/2022	Sales Price:	$55,000
Document #:	1421807 BK-PG 5984-118	Type of Sale:	Full Amount on Deed
Contract Date:	07/06/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Subdivision: BOBBIE J HAYNES PROPERTY SUBDIVISION Map Ref: MB 16 PG 154

Prior Transfer

Recording Date:	07/06/2022	Sales Price:	$55,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2021	Sales Price:	$25,000
Document #:	1389519 BK-PG 5769-512	Type of Sale:	Full Amount on Deed
Contract Date:	10/29/2021		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 2 Subdivision: BOBBIE J HAYNES PROPERTY SUBDIVISION Map Ref: MB 16 PG 154

Prior Transfer

Recording Date:	06/04/2020	Sales Price:	$20,000
Document #:	1313964 BK-PG 5236-111	Type of Sale:	Full Amount on Deed
Contract Date:	06/03/2020		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 2 Subdivision: BOBBIE J HAYNES PROPERTY SUBDIVISION Map Ref: MB 16 PG 154

Prior Transfer

Recording Date:	11/14/2017	Sales Price:	$39,900 Multiple Parcels Involved in this transaction
Document #:	1214580 BK-PG 4642-415	Type of Sale:	Full Amount on Deed
Contract Date:	11/14/2017		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 1&2 Subdivision: BOBBIE J HAYNES PROPERTY SUBDIVISION Map Ref: MB 16 PG 154

No Comparable Sales Found

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.	**1540 PLEASANT GROVE RD**	**11/30/2022**	$127,200	$31,800				20,268 SF	
.11Mi.	**933 BALL PARK RD**	**06/18/2019**	$193,600	$48,400				6 SF	
.28Mi.	**1420 PLEASANT GROVE RD**	**06/26/1998**	$41,600	$10,400				2 SF	
.28Mi.	**BENTLE DR**	**11/12/2004**	$47,700	$11,925				3 SF	
.45Mi.	**FLEETWOOD DR**	**10/15/1993**	$23,900	$5,975					
.51Mi.	**PLEASANT GROVE RD**	**11/21/2019**	$111,800	$27,950				14 SF	
.55Mi.	**1305 PLEASANT GROVE RD**	**08/29/2012**	$124,000	$31,000				20,115 SF	
.79Mi.	**1118 PLEASANT GROVE RD**	**12/05/2011**	$275,200	$110,080	3,036	//3	1960	1 SF	
.92Mi.	**E HWY OLD**	**07/14/2021**	$127,700	$31,925				2 SF	
.95Mi.	**4103 HAWKINS DR**	**09/30/2022**	$248,500	$62,125					
.99Mi.	**119 HILLCREST DR**	**12/08/2020**	$21,000	$5,250	1,453	//1	1932		
1.05Mi.	**1211 LAFAYETTE ST**	**03/17/1999**	$30,600	$7,650					
1.11Mi.	**5518 AUSTIN PEAY HWY**	**03/20/1998**	$83,300	$20,825	3,112	//1	1908	8 SF	
1.11Mi.	**5120 AUSTIN PEAY HWY**	**07/07/2020**	$167,600	$67,040	1,952	//0.5	1992	1 SF	
1.15Mi.	**282 GEORGE AKINS RD**	**08/13/1983**	$85,300	$21,325				6 SF	
1.17Mi.	**807 PARK ST**	**11/19/1997**	$60,000	$24,000	972	//1	1962	36,839 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.9 years old	Households:	3,866
Median Household Income:	$54,715	Households w/Family:	75%
Household Income Per Capita:	$29,471	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Sumner County School District	Students:	29,588
Number of Schools:	49	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Westmoreland High School**	A-	Public	9 - 12

Number of Students: 481
Student-Teacher Ratio: 11.36
Advanced Placement: Yes

0.67Mi.	**Westmoreland Elementary School**	A-	Public	PK - 5

Number of Students: 481
Student-Teacher Ratio: 13.94

0.87Mi. **Westmoreland Middle School** A- Public 6 - 8
Number of Students: 416
Student-Teacher Ratio: 16.19

Flood Report

The Subject Property of **1540 PLEASANT GROVE RD, WESTMORELAND, TN 37186-2144** 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	68%	NOTABLY LOWER
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	150%	NOTABLY HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

3/1/2023 - Severe Storm, Tornados 12/9/2023 - Severe Storms And Tornadoes 5/8/2024 - Severe Tornados, Flooding

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