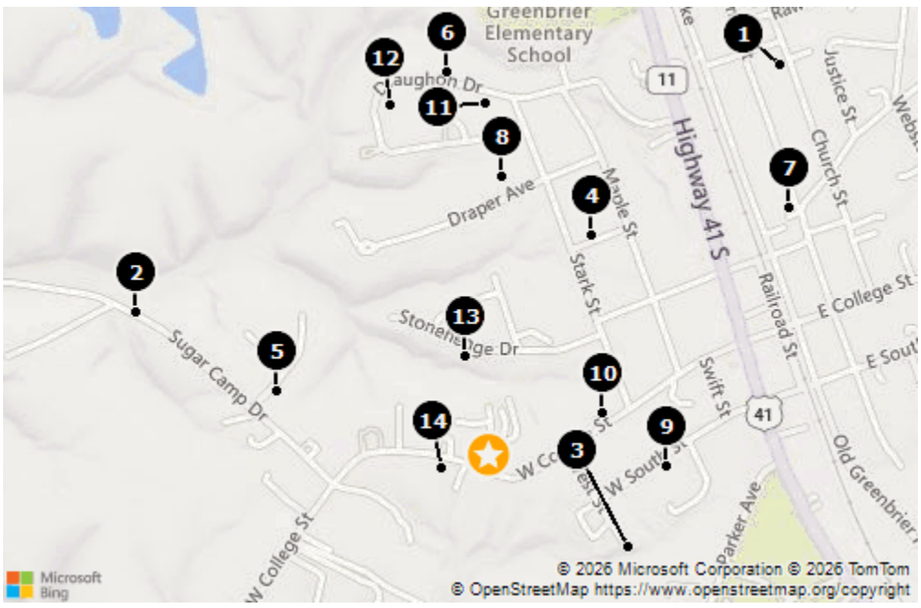
ICE SiteX Report

OrderID: 98697826

SiteX Property Information Report



Subject Property Location

2010 HILLCREST DR, GREENBRIER, TN 37073-5494

County:	**ROBERTSON TN**	Census Tract:	471470806.042000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	123E A 04700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$264,020 - $349,980	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	74A05
Assd Land Value:	$22,500	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$52,125	Market Improvment Value:	$208,500	Total Taxable Value:	
Total Assessed Value:	$74,625	Total Assessor Market Value:	$298,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 12 Map Ref: 123E

Abbreviated Description:	126G A 126G 006.10 000
City/Muni/Twp:	GREENBRIER

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Yes
Building Area:	1906 SF	Baths:	2	Fireplace:	1
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	2	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:	09/03/2026	Sales Price:	N/A
Document #:	462977 BK-PG 1956-779	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/31/2026	Sales Price:	$162,011
Document #:	462767 BK-PG 1956-779	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/12/2025	Loan Amount:	N/A
Document #:	446696 BK-PG 2420-604	Loan Type:	Unknown
TD Due Date:	01/01/2036	Type Finance:	
Legal Description:			
District: 12			

Prior Transfer

Recording Date:	05/07/2020	Sales Price:	$165,000
Document #:	362221 BK-PG 1956-776	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2020		

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Document Type:
Legal Description:
District: 12

Prior Transfer

Recording Date:	05/06/2020	Sales Price:	$165,000
Document #:	BK-PG 1956 -776	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
District: 12 Map Ref: 123E
Abbreviated Description: 126G A 126G 006.10 000
City/Muni/Twp: GREENBRIER

Area Sales Analysis

Total Area Sales	$4,445,499	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,322 SF	Median Year Built	1979
Price Range - 2 Yrs	$137,000 to $895,000	Age Range	3 years to 91 years
Median Value	$310,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**4324 CHURCH ST** **GREENBRIER, TN 37073-5628**	09/02/2026	$145,000	$164	884	//1	1952	SF	
		APN: 124A C 03700 Document #: 462932 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 12 Abbreviated Description: District:12								
2	.48Mi.	**7345 SUGAR CAMP DR** **GREENBRIER, TN 37073-5679**	08/24/2026	$895,000	$292	3060	//2	2023	539,275 SF	
		APN: 123 07300 Document #: 462442 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ELM HILL SUBDIVISION MapRef: MB 167 PG 403 Abbreviated Description: Subdivision:ELM HILL SUBDIVISION Map Ref:MB 167 PG 403								
3	.24Mi.	**998 WEST ST** **GREENBRIER, TN 37073-5202**	08/10/2026	$431,750	$248	1738	//2	2021	69,696 SF	
		APN: 124H A 04300 Document #: 461864 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.32Mi.	**255 WALNUT ST** **GREENBRIER, TN 37073-5489**	07/23/2026	$310,000	$244	1270	//2	2012	SF	
		APN: 124A A 02000 Document #: 461061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: STARK STREET ADDITION MapRef: MB 23 PG 130 Abbreviated Description: Lot:3 Subdivision:STARK STREET ADDITION Map Ref:MB 23 PG 130								
5	.27Mi.	**439 HICKORY BEND DR** **GREENBRIER, TN 37073-5491**	07/02/2026	$335,000	$268	1248	//2	2014	SF	
		APN: 123E A 03000 Document #: 460137 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: 2 Subdivision: ELM HILL SUBDIVISION MapRef: MB 3 PG 36 Abbreviated Description: Lot:1 Section:2 Subdivision:ELM HILL SUBDIVISION Map Ref:MB 3 PG 36								
6	.52Mi.	**827 DRAUGHON DR** **GREENBRIER, TN 37073-5548**	06/23/2026	$191,749	$182	1050	//1.5	1964	SF	
		APN: 123D A 02000 Document #: 459601 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 District: 12 Subdivision: MAPLE MEADOWS EXTENSION AT GREENBRIER TENNESSEE MapRef: MB 314 PG 313 Abbreviated Description: Lot:1 District:12 Subdivision:MAPLE MEADOWS EXTENSION AT GREENBRIER TENNESSEE Map Ref:MB 314 PG 313								
7	.51Mi.	**2509 NUNLEY ST** **GREENBRIER, TN 37073-5487**	06/05/2026	$335,000	$244	1368	//2	2021	SF	
		APN: 124A C 01700 Document #: 458854 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.37Mi.	**205 DRAPER AVE** **GREENBRIER, TN 37073-5233**	06/01/2026	$310,000	$322	960	//2	1951	SF	
		APN: 123D A 06300 Document #: 458623 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: B District: 12 Subdivision: MOSS SUBDIVISION MapRef: MB 105 PG 429 Abbreviated Description: Lot:28 Block:B District:12 Subdivision:MOSS SUBDIVISION Map Ref:MB 105 PG 429City/Muni/Twp:GREENBRIER City/Muni/Twp: GREENBRIER								
9	.24Mi.	**208 W SOUTH ST** **GREENBRIER, TN 37073-5200**	06/01/2026	$235,000	$233	1008	//1	1941	SF	
		APN: 124H A 04000 Document #: 458649 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: JUDGE STARK SUBDIVISION MapRef: MB 9 PG 549 Abbreviated Description: Lot:77 Subdivision:JUDGE STARK SUBDIVISION Map Ref:MB 9 PG 549								
10	.16Mi.	**903 W COLLEGE ST** **GREENBRIER, TN 37073-5556**	05/06/2026	$137,000	$98	1395	//1	1935	18,295 SF	
		APN: 123E A 06300 Document #: 457556 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.45Mi.	**790 DRAUGHON DR** **GREENBRIER, TN 37073-5545**	02/20/2026	$180,000	$128	1405	//1	1958	SF	
		APN: 123D A 03900 Document #: 454207 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 5 Block: B District: 12 Subdivision: MAPLE MEADOW SUBDIVISION MapRef: MB 2 PG 1 Abbreviated Description: Lot:5 Block:B District:12 Subdivision:MAPLE MEADOW SUBDIVISION Map Ref:MB 2 PG 1City/Muni/Twp:GREENBRIER City/Muni/Twp: GREENBRIER

12	.48Mi.	**952 DRAUGHON DR** **GREENBRIER, TN 37073-5549**	10/21/2025	$275,000	$196	1400	//2	1958	SF

APN: 123D A 03100 Document #: 449603
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: E Subdivision: MAPLE MEADOWS EXTENSION MapRef: MB 2 PG 8 Abbreviated Description: Lot:7 Block:E Subdivision:MAPLE MEADOWS EXTENSION Map Ref:MB 2 PG 8

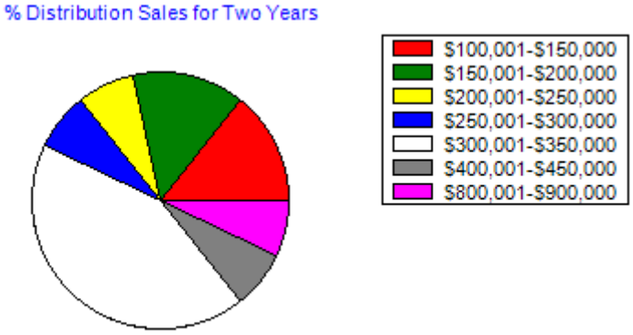
13	.13Mi.	**2114 STONEHENGE DR** **GREENBRIER, TN 37073-9573**	10/21/2025	$325,000	$214	1518	//2	1995	SF

APN: 123D B 02900 Document #: 449632
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 District: 12 Subdivision: STONEHENGE SUBDIVISION MapRef: MB 3 PG 81 Abbreviated Description: Lot:23 District:12 Subdivision:STONEHENGE SUBDIVISION Map Ref:MB 3 PG 81

14	.08Mi.	**1162 W COLLEGE ST** **GREENBRIER, TN 37073-5560**	09/09/2025	$340,000	$266	1275	//2	2016	57,499 SF

APN: 123 08003 Document #: 447854
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 District: 12 Subdivision: WEAVER SUBDIVISION MapRef: MB 25 PG 137 Abbreviated Description: Lot:4 District:12 Subdivision:WEAVER SUBDIVISION Map Ref:MB 25 PG 137

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.	**2010 HILLCREST DR**	**05/06/2020**	$298,500	$74,625	1,906	//2	1971		Yes
.02Mi.	**1107 W COLLEGE ST**	**03/03/2016**	$344,700	$86,175	3,536	//2.25	1975		
.02Mi.	**2023 HILLCREST DR**	**06/05/2025**	$291,200	$72,800	1,536	//2	2014		
.03Mi.	**2015 HILLCREST DR**	**08/21/2014**	$198,700	$49,675	891	//1	1960		
.03Mi.	**2052 HILLCREST DR**	**05/01/2008**	$188,100	$47,025	950	//1	1963		
.04Mi.	**1049 W COLLEGE ST**	**10/21/2019**	$237,000	$59,250	1,144	//1	1962		
.04Mi.	**1131 W COLLEGE ST**	**05/17/2024**	$255,800	$63,950	1,190	//2.25	2009		
.04Mi.	**1125 W COLLEGE ST**	**03/10/2015**	$256,200	$64,050	1,776	//2	1975		
.04Mi.	**1082 W COLLEGE ST**	**12/03/2001**	$157,000	$39,250	826	//1	1953		
.05Mi.	**2071 HILLCREST DR**	**04/12/2002**	$249,700	$62,425	1,260	//2	1964	30,056 SF	
.05Mi.	**1064 W COLLEGE ST**	**09/03/2020**	$317,000	$79,250	1,589	//2	1947		
.05Mi.	**1023 W COLLEGE ST**	**12/15/2023**	$240,100	$60,025	1,100	//1	1955		
.05Mi.	**2068 HILLCREST DR**	**07/26/2023**	$281,700	$70,425	2,044	//1.5	1976		
.07Mi.	**999 W COLLEGE ST**	**11/16/2023**	$201,100	$50,275	1,135	//2.5	1947		
.07Mi.	**2035 HILLCREST DR**	**06/20/2023**	$238,300	$59,575	1,672	//1.5	1976	36,155 SF	
.07Mi.	**2039 HILLCREST DR**	**07/03/2001**	$374,600	$93,650	2,750	//2.25	1975	40,946 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	40.0 years old	Households:	6,243
Median Household Income:	$84,870	Households w/Family:	73%
Household Income Per Capita:	$38,808	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Robertson County School District	Students:	11,267
Number of Schools:	23	Rating:	D+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Greenbrier Middle School** Number of Students: 558 Student-Teacher Ratio: NA	B-	Public	6 - 8
0.62Mi.	**Greenbrier Elementary School** Number of Students: 600 Student-Teacher Ratio: NA	A-	Public	PK - 5
0.55Mi.	**Greenbrier High School** Number of Students: 769 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	91%	LOWER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	85%	LOWER
OVERALL	79%	LOWER

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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