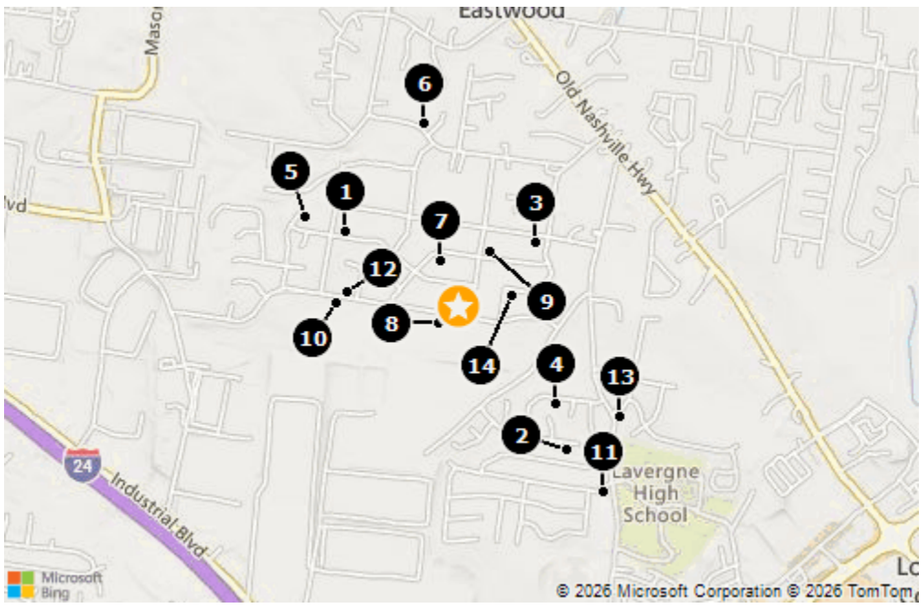
ICE SiteX Report

OrderID: 97678082

SiteX Property Information Report



Subject Property Location

206 SANDERS DR, LA VERGNE, TN 37086-3715

County:	**RUTHERFORD TN**	Census Tract:	471490402.001043
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	017M-E-048.00-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$298,200 - $411,800	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	
Assd Land Value:	$13,750	Market Land Value:	$55,000	Tax Year:	2025
Assd Improvement:	$64,200	Market Improvment Value:	$256,800	Total Taxable Value:	$1,880
Total Assessed Value:	$77,950	Total Assessor Market Value:	$311,800	Delinquent Year:	
				Tax Account ID:	R0007705
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 144 Section: 4 District: 400 Subdivision: AKIN HEIGHTS SEC 4 Map Ref: 5-109
Abbreviated Description: 155 X 193.3 IRR
City/Muni/Twp: LA VERGNE

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1458 SF	Baths:	2	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Gravel/Rock
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/16/2005	Loan Amount:	N/A
Document #:	BK-PG 564-3727	Loan Type:	
TD Due Date:	10/12/2034	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	08/21/2003	Loan Amount:	N/A
Document #:	BK-PG RB305-1002	Loan Type:	
TD Due Date:	08/18/2033	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	08/21/2003	Sales Price:	$144,900
Document #:	BK-PG RB305-1000	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 144 Subdivision: AKIN HEIGHTS SEC 4

Mortgage Record

Recording Date:	02/14/2003	Loan Amount:	N/A
Document #:	BK-PG RB232-893	Loan Type:	
TD Due Date:	12/20/2033	Type Finance:	FIX

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Legal Description:

Prior Transfer

Recording Date:	02/14/2003	Sales Price:	N/A
Document #:	BK-PG RB232-891	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:
Lot: 144 Subdivision: AKIN HEIGHTS SEC 4

Mortgage Record

Recording Date:	02/05/1998	Loan Amount:	N/A
Document #:	BK-PG B298-285	Loan Type:	
TD Due Date:	01/26/2013	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 144 Section: 4 District: 400 Subdivision: AKIN HEIGHTS SEC 4 Map Ref: 5-109
Abbreviated Description: 155 X 193.3 IRR
City/Muni/Twp: LA VERGNE

Area Sales Analysis

Total Area Sales	$5,137,700	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,531 SF	Median Year Built	1993
Price Range - 2 Yrs	$196,900 to $490,000	Age Range	9 years to 59 years
Median Value	$382,500	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**330 AKIN ST** **LA VERGNE, TN 37086-3719**	05/28/2026	$385,000	$299	1287	//2	1993	19,449 SF	
		APN: 017M-A-035.00-000 Document #: 2651171 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 245 Section: II Subdivision: HEIGHTS & SECTION III MapRef: MB 14 PG 136 Abbreviated Description: Lot:245 Section:II Subdivision:HEIGHTS & SECTION III Map Ref:MB 14 PG 136								
2	.47Mi.	**714 ALMONDWOOD PL** **LA VERGNE, TN 37086-3819**	03/06/2026	$421,000	$206	2037	//3.25	1998	10,000 SF	
		APN: 028A-B-009.00-000 Document #: 2637962 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Section: 2 Subdivision: CHANEY WOODS MapRef: MB 19 PG 15 Abbreviated Description: Lot:27 Section:2 Subdivision:CHANEY WOODS Map Ref:MB 19 PG 15								
3	.26Mi.	**137 NELSON DR** **LA VERGNE, TN 37086-3759**	01/12/2026	$196,900	$177	1111	//2	1992	SF	
		APN: 018P-F-046.00-000 Document #: 2630224 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 180 Section: I Subdivision: HAILEY HILLS MapRef: MB 14 PG 91 Abbreviated Description: Lot:180 Section:I Subdivision:HAILEY HILLS Map Ref:MB 14 PG 91								
4	.36Mi.	**813 CHANEY WOODS DR** **LA VERGNE, TN 37086-3807**	01/05/2026	$386,000	$230	1678	//2.5	1996	SF	
		APN: 028A-A-016.00-000 Document #: 2629318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Section: 1 Subdivision: CHANEY WOODS MapRef: MB 17 PG 107 Abbreviated Description: Lot:53 Section:1 Subdivision:CHANEY WOODS Map Ref:MB 17 PG 107								
5	.45Mi.	**220 BRITTANY DR** **LA VERGNE, TN 37086-3460**	12/30/2025	$380,000	$274	1383	//2	2002	SF	
		APN: 017M-D-036.00-000 Document #: 2628704 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 367 Section: 6 Subdivision: HALLEY HILLS MapRef: MB 22 PG 107 Abbreviated Description: Lot:367 Section:6 Subdivision:HALLEY HILLS Map Ref:MB 22 PG 107								
6	.52Mi.	**188 IRVIN RD** **LA VERGNE, TN 37086-3370**	12/02/2025	$290,000	$207	1400	//1.5	1967	87,120 SF	
		APN: 017L-B-015.00-000 Document #: 2624635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Section: II Subdivision: FRED WALDRON SUBDIVISION MapRef: MB 3 PG 35 Abbreviated Description: Lot:6 Section:II Subdivision:FRED WALDRON SUBDIVISION Map Ref:MB 3 PG 35								
7	.13Mi.	**109 VINCENT LN** **LA VERGNE, TN 37086-3732**	11/26/2025	$414,900	$196	2115	//2	1985	SF	
		APN: 017M-E-035.00-000 Document #: 2624154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 157 Section: IV Subdivision: AKIN HEIGHTS MapRef: MB 5 PG 109 Abbreviated Description: Lot:157 Section:IV Subdivision:AKIN HEIGHTS Map Ref:MB 5 PG 109								
8	.06Mi.	**217 SANDERS DR** **LA VERGNE, TN 37086-3716**	09/04/2025	$240,000	$153	1565	//1.5	1973	SF	
		APN: 029D-A-011.00-000 Document #: 2612030 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 129 Section: III Subdivision: AKIN HEIGHTS MapRef: MB 3 PG 71 Abbreviated Description: Lot:129 Section:III Subdivision:AKIN HEIGHTS Map Ref:MB 3 PG 71City/Muni/Twp:LAVERGNE City/Muni/Twp: LAVERGNE								
9	.17Mi.	**151 JOHN D ST**	08/25/2025	$490,000	$203	2411	//4	1985	SF	Pool/ Spa

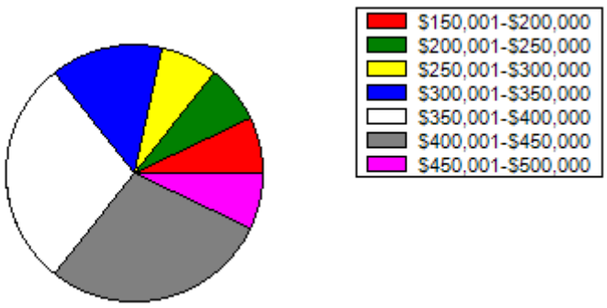
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		LA VERGNE, TN 37086-3737								
	APN: 017M-E-020.00-000 Document #: 2610361 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 132 Section: IV Subdivision: AKIN HEIGHTS SUBDIVISION MapRef: MB 5 PG 109 Abbreviated Description: Lot:132 Section:IV Subdivision:AKIN HEIGHTS SUBDIVISION Map Ref:MB 5 PG 109									
10	.32Mi.	**275 SANDERS DR**	07/17/2025	$375,000	$293	1277	//2	1994	SF	
		LA VERGNE, TN 37086-3716								
	APN: 017M-D-013.00-000 Document #: 2604752 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 269 Section: IV Subdivision: HAILEY HILLS MapRef: MB 15 PG 321 Abbreviated Description: Lot:269 Section:IV Subdivision:HAILEY HILLS Map Ref:MB 15 PG 321									
11	.63Mi.	**101 WOLVERINE TRL**	07/17/2025	$430,000	$171	2508	//3.25	2001	SF	
		LA VERGNE, TN 37086-3812								
	APN: 028H-A-055.00-000 Document #: 2604635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: PHASE I CEDAR GROVE MapRef: MB 22 PG 4 Abbreviated Description: Lot:55 Subdivision:PHASE I CEDAR GROVE Map Ref:MB 22 PG 4									
12	.3Mi.	**272 SANDERS DR**	07/09/2025	$346,000	$272	1271	//2.25	1994	12,000 SF	
		LA VERGNE, TN 37086-3755								
	APN: 017M-D-010.00-000 Document #: 2603541 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 275 Section: IV Subdivision: HAILEY HILLS MapRef: MB 15 PG 321 Abbreviated Description: Lot:275 Section:IV Subdivision:HAILEY HILLS Map Ref:MB 15 PG 321City/Muni/Twp:LAVERGNE City/Muni/Twp: LAVERGNE									
13	.52Mi.	**2000 SUMMIT LN**	06/26/2025	$433,000	$218	1986	//	2017	SF	
		LA VERGNE, TN 37086-3835								
	APN: 028A-C-004.00-000 Document #: 2601721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 100 Subdivision: ARBOR HEIGHTS SUBDIVISION Phase No: 1 MapRef: MB 19 PG 123-125 Abbreviated Description: Lot:100 Subdivision:ARBOR HEIGHTS SUBDIVISION Phase No:1 Map Ref:MB 19 PG 123-125									
14	.14Mi.	**207 MERRITT DR**	06/16/2025	$349,900	$233	1496	//2	1991	SF	
		LA VERGNE, TN 37086-3714								
	APN: 018P-F-016.00-000 Document #: 2599978 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 224 Section: I Subdivision: HAILEY HILLS MapRef: MB 14 PG 91 Abbreviated Description: Lot:224 Section:I Subdivision:HAILEY HILLS Map Ref:MB 14 PG 91									

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.

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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.	**206 SANDERS DR**		$311,800	$77,950	1,458	//2	1984		
.02Mi.	**184 JOHN D ST**		$460,700	$115,400	2,449	//2.5	1985		Pool/ Spa
.03Mi.	**210 SANDERS DR**		$300,900	$74,725	2,071	//3.25	1992		
.04Mi.	**201 AKIN ST**		$385,600	$96,750	2,140	//3	1978		
.04Mi.	**211 AKIN ST**		$358,300	$90,950	1,431	//2	1978	34,200 SF	
.04Mi.	**216 SANDERS DR**		$280,300	$70,075	1,608	//2	1991		
.05Mi.	**207 SANDERS DR**		$299,300	$75,600	1,700	//2	1980		
.05Mi.	**211 SANDERS DR**		$306,200	$74,400	1,600	//2	1989		
.06Mi.	**183 JOHN D ST**		$284,100	$71,025	1,428	//2.25	1995		
.06Mi.	**181 JOHN D ST**		$295,900	$74,225	1,842	//2	1981		
.06Mi.	**217 SANDERS DR**		$294,500	$73,625	1,565	//1.5	1973		
.06Mi.	**217 AKIN ST**		$330,500	$85,450	1,940	//2	1978	34,200 SF	
.07Mi.	**175 JOHN D ST**		$309,200	$77,500	1,431	//2	1979	20,160 SF	
.07Mi.	**199 SANDERS DR**		$319,400	$80,075	2,217	//2	1992		
.08Mi.	**219 SANDERS DR**		$268,700	$67,175	1,325	//1.5	1975		
.08Mi.	**222 SANDERS DR**		$270,400	$70,750	1,592	//1.5	1972		

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	32.9 years old	Households:	13,966
Median Household Income:	$76,006	Households w/Family:	75%
Household Income Per Capita:	$29,753	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Rutherford County School District	Students:	52,127
Number of Schools:	55	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Cedar Grove Elementary School** Number of Students: 856 Student-Teacher Ratio: NA	B-	Public	PK - 5
2.39Mi.	**Rock Springs Middle School** Number of Students: 1,152 Student-Teacher Ratio: NA	B	Public	6 - 8
0.70Mi.	**LaVergne High School** Number of Students: 2,116 Student-Teacher Ratio: NA Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **206 SANDERS DR, LA VERGNE, TN 37086-3715** 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	106%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	32%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	44%	SIGNIFICANTLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	53%	NOTABLY 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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ICE SiteX Report

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