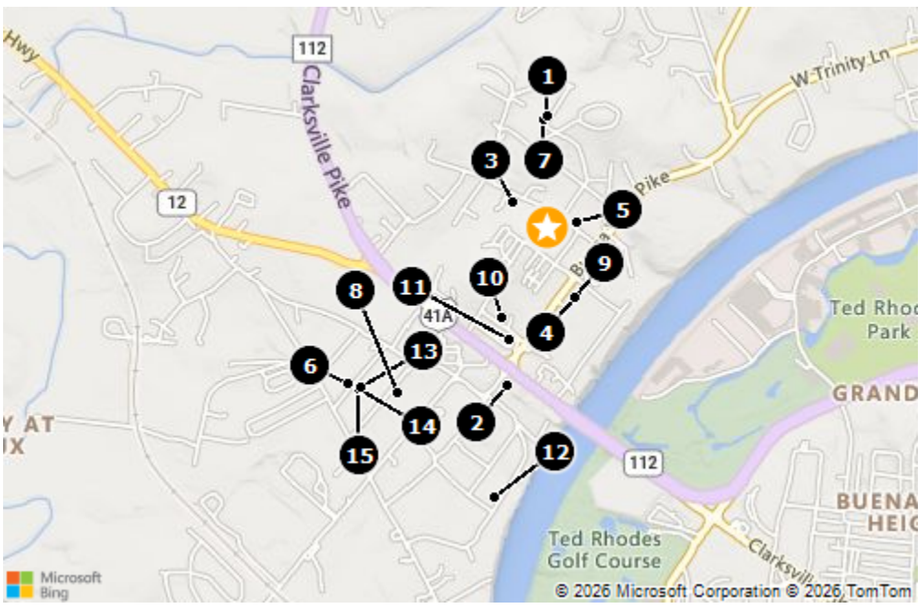
ICE SiteX Report

OrderID: 98655608

SiteX Property Information Report



Subject Property Location

2216 SUMMITT AVE, NASHVILLE, TN 37218-2732

County:	**DAVIDSON TN**	Census Tract:	470370128.012014
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	070-09-3D-001-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$618,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$587,100 - $648,900	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	USD
Assd Land Value:	$36,000	Market Land Value:	$144,000	Tax Year:	2025
Assd Improvement:	$124,400	Market Improvment Value:	$497,600	Total Taxable Value:	$4,514
Total Assessed Value:	$160,400	Total Assessor Market Value:	$641,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Legal Unit: A
Abbreviated Description: UNIT A ALPINE & SUMMIT AVENUE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2218 SF	Baths:	3	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/12/2025	Sales Price:	N/A
Document #:	20250912-0073049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	$727,200
Document #:	20230928-0076130 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2023		
Document Type:			
Legal Description:			

Subdivision: ALPINE & SUMMIT AVENUE Legal Unit: A

Prior Transfer

Recording Date:	09/27/2023	Sales Price:	$727,200
Document #:	20230928-0076130 BK-PG 20230928 -76130	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Legal Unit: A
Abbreviated Description: UNIT A ALPINE & SUMMIT AVENUE

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	$396,000

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Document #:	20220412-0041929 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	$396,000
Document #:	20220322-0032782 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/25/2022	Sales Price:	$110,000
Document #:	20220225-0021781 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/22/2022		
Document Type:			
Legal Description:			

Subdivision: ALPINE & SUMMIT AVENUE Legal Unit: A Map Ref: DOC 20211207-0162372

Area Sales Analysis

Total Area Sales	$8,006,597	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,238 SF	Median Year Built	2023
Price Range - 2 Yrs	$308,000 to $649,999	Age Range	2 years to 9 years
Median Value	$545,000	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**2403 STIVERS ST** **NASHVILLE, TN 37218-2719**	09/01/2026	$614,000	$274	2238	8/4/3		SF	
		APN: 070-05-0U-002-00 Document #: 20260901-0080793 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: B Subdivision: STIVERS STREET CONDOMINIUMS MapRef: DOC 20240731-0058125 Abbreviated Description: Lot:B Subdivision:STIVERS STREET CONDOMINIUMS Map Ref:DOC 20240731-0058125City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON								
2	.45Mi.	**2000 S HAMILTON RD** **NASHVILLE, TN 37218-3236**	08/11/2026	$615,000	$379	1620	4/3/3	2024	SF	
		APN: 070-13-0K-004-00 Document #: 20260811-0074292 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HARMONY HEIGHTS Legal Unit: 4 MapRef: DOC 20221024-0115438 Abbreviated Description: Subdivision:HARMONY HEIGHTS Legal Unit:4 Map Ref:DOC 20221024-0115438								
3	.11Mi.	**3221 CURTIS ST** **NASHVILLE, TN 37218-2721**	07/17/2026	$642,500	$247	2595	6/3/2	2023	SF	
		APN: 070-09-1A-001-00 Document #: 20260717-0064914 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HOMES AT 3221 CURTIS Legal Unit: A MapRef: DOC 20220314-0029554 Abbreviated Description: Subdivision:HOMES AT 3221 CURTIS Legal Unit:A Map Ref:DOC 20220314-0029554								
4	.18Mi.	**2136 BUENA VISTA PIKE** **NASHVILLE, TN 37218-2802**	06/18/2026	$363,300	$204	1776	6/3/2	2017	SF	
		APN: 070-13-0C-001-00 Document #: 20260618-0055205 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Legal Unit: A MapRef: DOC 20161220-0133471 Abbreviated Description: Legal Unit:A Map Ref:DOC 20161220-0133471								
5	.08Mi.	**3108 CURTIS ST** **NASHVILLE, TN 37218-2820**	06/08/2026	$595,000	$285	2085	6/3/2	2021	SF	
		APN: 070-09-0R-002-00 Document #: 20260608-0051561 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HOMES AT 3108 CURTIS STREET Legal Unit: B MapRef: DOC 20201222-0152066 Abbreviated Description: Subdivision:HOMES AT 3108 CURTIS STREET Legal Unit:B Map Ref:DOC 20201222-0152066								
6	.66Mi.	**1813 ASHTON AVE** **NASHVILLE, TN 37218-2617**	04/06/2026	$308,000	$364	846	//1	2023	SF	
		APN: 069-16-0G-002-00 Document #: 20260406-0027217 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: 1813 ASHTON AVENUE Legal Unit: B MapRef: DOC 20230613-0044914 Abbreviated Description: Subdivision:1813 ASHTON AVENUE Legal Unit:B Map Ref:DOC 20230613-0044914								
7	.28Mi.	**2401 STIVERS ST** **NASHVILLE, TN 37218-2719**	02/13/2026	$649,999	$290	2238	8/4/3		SF	
		APN: 070-05-0U-001-00 Document #: 20260213-0011679 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: STIVERS STREET CONDOMINIUMS Legal Unit: A MapRef: DOC 20240731-0058125 Abbreviated Description: Subdivision:STIVERS STREET CONDOMINIUMS Legal Unit:A Map Ref:DOC 20240731-0058125								
8	.59Mi.	**1904 MANCHESTER AVE** **NASHVILLE, TN 37218-2642**	02/06/2026	$520,000	$206	2516	8/4/3	2024	SF	
		APN: 069-16-0J-002-00 Document #: 20260206-0008804 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HOMES AT 1906 MANCHESTER AVE Legal Unit: B MapRef: DOC 20230627-0048745 Abbreviated Description: Subdivision:HOMES AT 1906 MANCHESTER AVE Legal Unit:B Map Ref:DOC 20230627-0048745								
9	.18Mi.	**2136 BUENA VISTA PIKE** **NASHVILLE, TN 37218-2802**	02/02/2026	$375,300	$221	1694	6/3/2	2017	SF	
		APN: 070-13-0C-002-00 Document #: 20260202-0007107 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: HOMES AT 2136 BUENA VISTA PIKE Legal Unit: B MapRef: DOC 20161220-0133471 Abbreviated Description: Subdivision:HOMES AT 2136 BUENA VISTA PIKE Legal Unit:B Map Ref:DOC 20161220-0133471								
10	.25Mi.	**3208 RESHA LN** **NASHVILLE, TN 37218-2826**	01/16/2026	$591,000	$240	2460	8/4/3	2022	SF	
		APN: 070-13-0H-004-00 Document #: 20260116-0004054								

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Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Legal Unit: D MapRef: DOC 20210910-0121594 Abbreviated Description: Legal Unit:D Map Ref:DOC 20210910-0121594

11	.31Mi.	**3203 RESHA LN** **NASHVILLE, TN 37218-2825**	01/15/2026	$625,000	$255	2448	6/3/3			SF

APN: 070-13-0N-002-00 Document #: 20260115-0003774
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Legal Unit: 3203B MapRef: DOC 20240510-0034470 Abbreviated Description: Legal Unit:3203B Map Ref:DOC 20240510-0034470

12	.72Mi.	**1805 RIVER DR** **NASHVILLE, TN 37218-3224**	12/22/2025	$545,000	$334	1631	6/3/2			SF

APN: 081-01-0H-001-00 Document #: 20251222-0101421
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: 1805 RIVER DRIVE Legal Unit: A MapRef: DOC 20231205-0093715 Abbreviated Description: Subdivision:1805 RIVER DRIVE Legal Unit:A Map Ref:DOC 20231205-0093715

13	.64Mi.	**1818 ASHTON AVE** **NASHVILLE, TN 37218-2618**	10/16/2025	$520,830	$237	2190	6/3/2	2024		SF

APN: 069-16-0D-002-00 Document #: 20251016-0082247
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Legal Unit: 1818 MapRef: DOC 20230411-0026550 Abbreviated Description: Legal Unit:1818 Map Ref:DOC 20230411-0026550

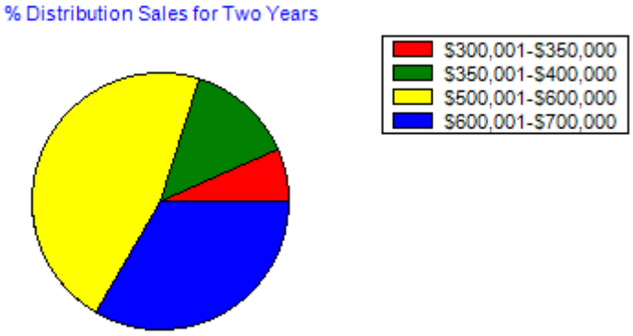
14	.65Mi.	**1816 ASHTON AVE** **NASHVILLE, TN 37218-2618**	10/16/2025	$520,834	$214	2429	6/3/2	2024		SF

APN: 069-16-0I-002-00 Document #: 20251016-0082548
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Legal Unit: 1816 B MapRef: DOC 20230411-0026552 Abbreviated Description: Legal Unit:1816 B Map Ref:DOC 20230411-0026552

15	.65Mi.	**1816 ASHTON AVE** **NASHVILLE, TN 37218-2618**	10/16/2025	$520,834	$214	2429	6/3/2	2024		SF

APN: 069-16-0I-001-00 Document #: 20251016-0082530
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HOMES AT 1816 ASHTON AVENUE Legal Unit: 1816A MapRef: DOC 20230411-0026552 Abbreviated Description: Subdivision:HOMES AT 1816 ASHTON AVENUE Legal Unit:1816A Map Ref:DOC 20230411-0026552

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.	**2216 SUMMITT AVE**	**09/27/2023**	$641,600	$160,400	2,218	6/3/3	2023		
.01Mi.	**2218 SUMMITT AVE**	**02/20/2024**	$617,900	$154,475	2,200	6/3/3	2023		
.02Mi.	**2210 SUMMITT AVE**	**06/13/2016**	$562,300	$140,575	2,114	7/3/3	2023		
.03Mi.	**2208 SUMMITT AVE**	**06/13/2016**	$562,300	$140,575	2,114	7/3/3	2023		
.04Mi.	**3113 CURTIS ST**	**09/08/2023**	$821,900	$205,475	2,188	6/3/3	2023	23,958 SF	
.04Mi.	**3111 CURTIS ST**	**10/16/2023**	$787,900	$196,975	2,188	6/3/3	2023		
.05Mi.	**3209 CURTIS ST**	**07/12/2021**	$669,000	$167,250	1,776	6/3/2	2021		
.05Mi.	**3211 CURTIS ST**	**01/10/2022**	$669,000	$167,250	1,776	6/3/2	2021		
.05Mi.	**3200 CURTIS ST**		$279,900	$69,975	1,664	5/2/1	1958		
.06Mi.	**2211 SUMMITT AVE**	**11/22/2024**	$764,800	$191,200	3,192	6/3/3	2024		
.06Mi.	**3109 CURTIS ST**	**12/15/2023**	$787,900	$196,975	2,188	6/3/3	2023		
.06Mi.	**3109 CURTIS ST**	**03/28/2024**	$686,300	$171,575	2,188	6/3/3	2023		
.06Mi.	**2211 SUMMITT AVE**	**09/27/2024**	$764,300	$191,075	3,213	6/3/3	2024		
.07Mi.	**3112 CLIFF DR**	**12/01/2022**	$550,500	$137,625	1,676	6/3/3	2018		
.07Mi.	**3110 CURTIS ST**	**05/23/1988**	$313,000	$78,250	2,076	6/3/2			
.07Mi.	**3110 CURTIS ST**	**05/23/1988**	$313,000	$78,250	2,076	6/3/2			

Rent vs. Own

Households Occupied by Renters: NA Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **2216 SUMMITT AVE, NASHVILLE, TN 37218-2732** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

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