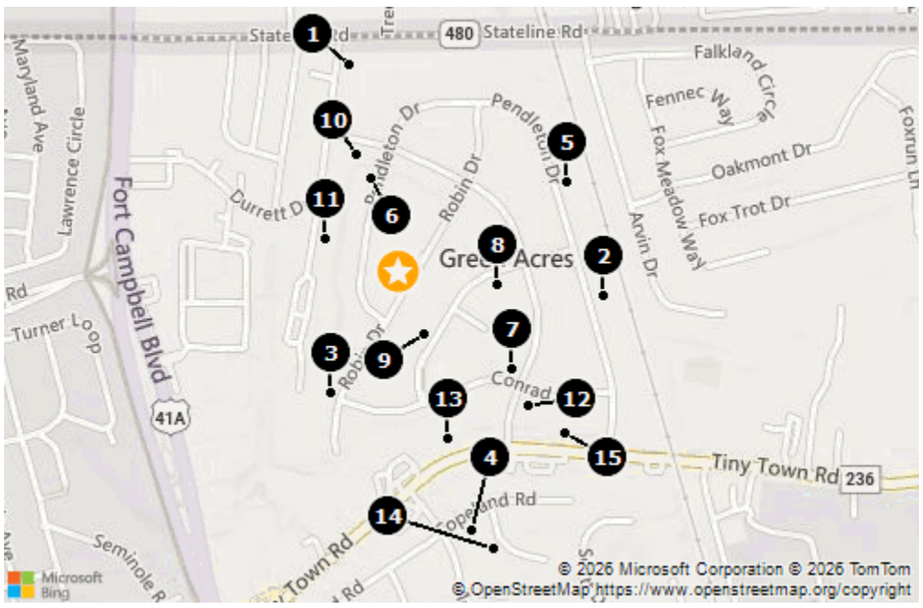
ICE SiteX Report

OrderID: 98273955

SiteX Property Information Report



Subject Property Location

2240 ROBIN DR, CLARKSVILLE, TN 37042-5651

County:	**MONTGOMERY TN**	Census Tract:	471251013.081010
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	006H C 02100 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$247,680 - $268,320	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$55,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$183,800	Total Taxable Value:	$1,862
Total Assessed Value:	$59,700	Total Assessor Market Value:	$238,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 108 Block: C5 District: 135 Subdivision: GREEN ACRES

Abbreviated Description:	SUBDIVISION: GREEN ACRES BLOCK: C5 LOT: 108 C-205-H-47 P/U OPU T-12
City/Muni/Twp:	CLARKSVILLE

Property Characteristics

Lot Size:	17,860 SF	Bedrooms:		Pool:	
Building Area:	1716 SF	Baths:	2	Fireplace:	
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	K
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/04/2026	Sales Price:	$161,000
Document #:	1542372 BK-PG 2199-1014	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	N/A
Document #:	1370248 BK-PG 2107-1057	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/21/2022	Loan Amount:	N/A
Document #:	1369588 BK-PG 2199-1014	Loan Type:	VA
TD Due Date:	04/01/2052	Type Finance:	
Legal Description:			

Lot: 108 Section: C-5 District: 3 Subdivision: GREEN ACRES SUBDIVISION

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	N/A
Document #:	1326844 BK-PG 2008-132	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	06/25/2021	Loan Amount:	N/A
Document #:	1323675 BK-PG 2107-1057	Loan Type:	VA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 108 Section: C-5 District: 3 Subdivision: GREEN ACRES SUBDIVISION

Prior Transfer

Recording Date:	09/28/2020	Sales Price:	N/A
Document #:	1277597 BK-PG 1715-1757	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/09/2020	Loan Amount:	N/A
Document #:	1274632 BK-PG 2008-132	Loan Type:	VA
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Lot: 108 Section: C-5 Subdivision: GREEN ACRES SUBDIVISION

Prior Transfer

Recording Date:	12/27/2016	Sales Price:	$126,249
Document #:	1106682 BK-PG 1689-764	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/16/2016	Loan Amount:	N/A
Document #:	1105930 BK-PG 1715-1757	Loan Type:	VA
TD Due Date:	01/01/2046	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/25/2016	Loan Amount:	N/A
Document #:	1090194 BK-PG 1689-764	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/21/2012	Sales Price:	$124,919
Document #:	933913 BK-PG 1349-1118	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/31/2012	Loan Amount:	N/A
Document #:	931323 BK-PG 1447-1397	Loan Type:	VA
TD Due Date:		Type Finance:	UNK

Legal Description:

Prior Transfer

Recording Date:	11/01/2010	Sales Price:	$120,000
Document #:	873036 BK-PG 1306-2463	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/01/2010	Loan Amount:	N/A
Document #:	BK-PG 1349-1118	Loan Type:	
TD Due Date:	08/26/2040	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/07/2009	Sales Price:	$27,000
Document #:	842828 BK-PG 1194-293	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/23/2009	Loan Amount:	N/A
Document #:	BK-PG 1306-2463	Loan Type:	VA
TD Due Date:	10/13/2039	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	09/07/2007	Loan Amount:	N/A
Document #:	BK-PG 1194-293	Loan Type:	
TD Due Date:	08/28/2017	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/28/2007	Sales Price:	N/A
Document #:	BK-PG V1194 -301	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 108 Block: C5 District: 135 Subdivision: GREEN ACRES
Abbreviated Description: SUBDIVISION: GREEN ACRES BLOCK: C5 LOT: 108 C-205-H-47 P/U OPU T-12
City/Muni/Twp: CLARKSVILLE

Prior Transfer

Recording Date:	05/05/1995	Sales Price:	$67,500
Document #:	BK-PG 562-598	Type of Sale:	Full Amount on Deed

Document Type:
Legal Description:
Lot: 108 Block: C-5 Subdivision: GREEN ACRES

Area Sales Analysis

Total Area Sales	$3,363,886	Median # of Bedrooms	
Median Lot Size	15,246 SF	Median # of Baths	1.5
Median Living Area	1,598 SF	Median Year Built	1968
Price Range - 2 Yrs	$85,000 to $305,000	Age Range	44 years to 63 years
Median Value	$259,999	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**3419 DURRETT DR** **CLARKSVILLE, TN 37042-5650**	08/03/2026	$85,000	$65	1300	//1	1963	12,632 SF	
		APN: 006H A 00200 000 Document #: 1554049 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 4 PG 19 PL 19 Abbreviated Description: Lot:2 Block:A Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 4 PG 19 PL 19								
2	.27Mi.	**2225 PENDLETON DR** **CLARKSVILLE, TN 37042-5618**	08/03/2026	$85,000	$64	1325	//1	1965	14,810 SF	
		APN: 006H A 03400 000 Document #: 1554050 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: C2 Subdivision: GREEN ACRES SUBDIVISION Legal Unit: C-2 MapRef: MB 8 PG 39 Abbreviated Description: Lot:15 Block:C2 Subdivision:GREEN ACRES SUBDIVISION Legal Unit:C-2 Map Ref:MB 8 PG 39								
3	.18Mi.	**2222 ROBIN DR** **CLARKSVILLE, TN 37042-5625**	07/21/2026	$305,000	$151	2014	//2	1975	16,988 SF	Yes
		APN: 006H C 02900 000 Document #: 1552223 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 138 Section: C-4 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 9 PG 90 PL 90 Abbreviated Description: Lot:138 Section:C-4 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 9 PG 90 PL 90								
4	.35Mi.	**302 COPELAND RD** **CLARKSVILLE, TN 37042-5727**	05/29/2026	$152,987	$81	1868	//1.5	1968	13,939 SF	
		APN: 006I E 03400 000 Document #: 1545752 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139 Section: IV Subdivision: BIRCHWOOD SUBDIVISION MapRef: MB 94 PG 16 Abbreviated Description: Lot:139 Section:IV Subdivision:BIRCHWOOD SUBDIVISION Map Ref:MB 94 PG 16								
5	.25Mi.	**2311 PENDLETON DR** **CLARKSVILLE, TN 37042-5620**	05/12/2026	$235,000	$150	1560	//1.5	1971	15,246 SF	
		APN: 006H A 02400 000 Document #: 1543559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Section: C-3 District: 3 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 9 PG 59 PL 59 Abbreviated Description: Lot:25 Section:C-3 District:3 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 9 PG 59 PL 59								
6	.13Mi.	**2421 PENDLETON DR** **CLARKSVILLE, TN 37042-5639**	05/04/2026	$255,000	$213	1196	//1	1982	24,394 SF	
		APN: 006H C 04100 000 Document #: 1542324 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 124 Section: C-6 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 11 PG 6 PL 6 Abbreviated Description: Lot:124 Section:C-6 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 11 PG 6 PL 6								
7	.19Mi.	**2206 GREEN ACRES DR** **CLARKSVILLE, TN 37042-8612**	04/02/2026	$259,999	$163	1593	//1.5	1967	21,344 SF	
		APN: 006I B 02400 000 Document #: 1538638 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 213 Section: C-1 Subdivision: GREEN ACRES MapRef: MB J PG 378 Abbreviated Description: Lot:213 Section:C-1 Subdivision:GREEN ACRES Map Ref:MB J PG 378								
8	.13Mi.	**224 SEWELL DR** **CLARKSVILLE, TN 37042-5629**	03/31/2026	$275,000	$162	1690	//1.5	1975	17,860 SF	
		APN: 006I B 01700 000 Document #: 1538150 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 206 Section: C-4 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 9 PG 90 PL 90 Abbreviated Description: Lot:206 Section:C-4 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 9 PG 90 PL 90								
9	.08Mi.	**209 SEWELL DR** **CLARKSVILLE, TN 37042-5627**	03/30/2026	$285,000	$113	2510	//1.5	1975	14,810 SF	
		APN: 006I A 02800 000 Document #: 1537917 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 190 Section: C-4 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 9 PG 90 PL 90 Abbreviated Description: Lot:190 Section:C-4 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 9 PG 90 PL 90								
10	.16Mi.	**2502 GREEN ACRES DR** **CLARKSVILLE, TN 37042-5615**	03/26/2026	$270,000	$129	2084	//2	1964	22,216 SF	
		APN: 006H C 00800 000 Document #: 1537640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 121 Section: C-1 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 8 PG 37 PL 37 Abbreviated Description: Lot:121 Section:C-1 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 8 PG 37 PL 37								
11	.11Mi.	**3389 DURRETT DR**	02/03/2026	$205,000	$149	1368	//1	1966	13,068 SF	

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CLARKSVILLE, TN 37042-5603
APN: 006H C 00100 000 Document #: 1531319
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Section: A Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 4 PG 19 PL 19 Abbreviated Description: Lot:14 Section:A Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 4 PG 19 PL 19

12	.24Mi.	**2203 GREEN ACRES DR**	02/02/2026	$295,000	$127	2308	5//2	1967	16,988 SF

CLARKSVILLE, TN 37042-5655
APN: 006I C 02100 000 Document #: 1530616
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 218 Section: C-1 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 8 PG 37 Abbreviated Description: Lot:218 Section:C-1 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 8 PG 37

13	.22Mi.	**292 TINY TOWN RD**	01/06/2026	$105,000	$72	1450	//1.5	1976	16,553 SF

CLARKSVILLE, TN 37042-5637
APN: 006I D 00800 000 Document #: 1528244
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 159 Section: C-1 District: 3 Subdivision: GREEN ACRES SUBDIVISION MapRef: MB 8 PG 37 PL 37 Abbreviated Description: Lot:159 Section:C-1 District:3 Subdivision:GREEN ACRES SUBDIVISION Map Ref:MB 8 PG 37 PL 37

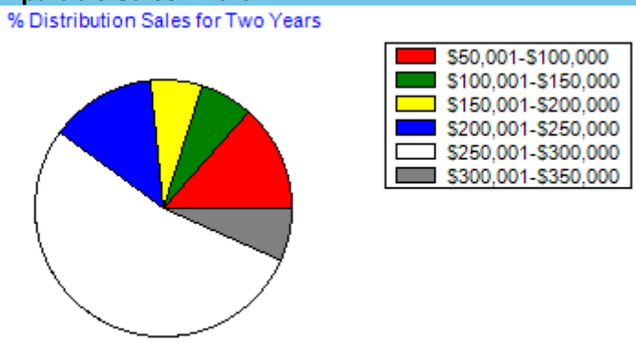
14	.38Mi.	**2711 E COPELAND CT**	12/02/2025	$286,000	$155	1840	//1.5	1968	14,375 SF

CLARKSVILLE, TN 37042-5728
APN: 006I E 03100 000 Document #: 1524644
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136 Section: 4 Subdivision: BIRCHWOOD SUBDIVISION MapRef: MB 9 PG 16 PL 16 Abbreviated Description: Lot:136 Section:4 Subdivision:BIRCHWOOD SUBDIVISION Map Ref:MB 9 PG 16 PL 16

15	.3Mi.	**306 TINY TOWN RD**	11/12/2025	$264,900	$165	1598	//1.5	1976	14,810 SF

CLARKSVILLE, TN 37042-5635
APN: 006I C 02900 000 Document #: 1522247
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 226 Section: C-1 Subdivision: GREEN ACRES MapRef: MB 8 PG 37 PL 37 Abbreviated Description: Lot:226 Section:C-1 Subdivision:GREEN ACRES Map Ref:MB 8 PG 37 PL 37

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.	**2240 ROBIN DR**	**08/28/2007**	$238,800	$59,700	1,716	//2	1976	17,860 SF	
.02Mi.	**2242 ROBIN DR**	**05/29/2015**	$263,700	$65,925	1,449	//1.5	1976	19,166 SF	
.02Mi.	**2238 ROBIN DR**	**07/28/2003**	$246,200	$61,550	1,716	//1.5	1976	15,682 SF	
.03Mi.	**2428 PENDLETON DR**	**10/15/1990**	$207,800	$51,950	1,508	//1	1983	20,909 SF	
.03Mi.	**2430 PENDLETON DR**	**04/29/2024**	$217,500	$54,375	1,508	//1	1983	21,344 SF	
.04Mi.	**2241 ROBIN DR**	**04/10/2024**	$229,000	$57,250	1,223	//1.5	1978	15,246 SF	
.04Mi.	**2243 ROBIN DR**	**01/20/1981**	$251,000	$62,750	1,672	//1.5	1978	16,117 SF	
.04Mi.	**2244 ROBIN DR**	**11/12/2003**	$309,800	$77,450	2,191	//1.5	1976	19,166 SF	
.04Mi.	**2426 PENDLETON DR**	**03/09/1983**	$191,200	$47,800	1,125	//1	1982	20,473 SF	
.05Mi.	**2236 ROBIN DR**	**04/06/2009**	$252,400	$63,100	1,664	//1.5	1976	21,344 SF	
.05Mi.	**2239 ROBIN DR**	**06/27/2019**	$231,500	$57,875	1,650	//1.5	1977	15,246 SF	
.05Mi.	**2245 ROBIN DR**	**05/16/1979**	$215,200	$53,800	1,326	//1.5	1977	17,860 SF	
.06Mi.	**2424 PENDLETON DR**	**07/30/1993**	$191,600	$47,900	1,144	//1	1981	19,602 SF	
.06Mi.	**2237 ROBIN DR**	**07/15/2024**	$253,000	$63,250	1,352	//1.5	1977	15,246 SF	
.06Mi.	**2246 ROBIN DR**	**12/02/2022**	$224,800	$56,200	1,352	//1.5	1976	20,473 SF	Yes
.07Mi.	**2247 ROBIN DR**	**04/19/2022**	$314,600	$78,650	2,308	//1.5	1978	20,038 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

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Demographics & Income

Median Age:	30.5 years old	Households:	35,448
Median Household Income:	$65,290	Households w/Family:	70%
Household Income Per Capita:	$28,323	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Montgomery County School District	Students:	39,385
Number of Schools:	44	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.77Mi.	**West Creek High School** Number of Students: 1,600 Student-Teacher Ratio: NA Advanced Placement: Yes	C+	Public	9 - 12
2.94Mi.	**West Creek Middle School** Number of Students: 1,165 Student-Teacher Ratio: NA	C+	Public	6 - 8
2.59Mi.	**Barkers Mill Elementary School** Number of Students: 965 Student-Teacher Ratio: NA	B	Public	PK - 5

Flood Report

The Subject Property of **2240 ROBIN DR, CLARKSVILLE, TN 37042-5651** 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	123%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	99%	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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