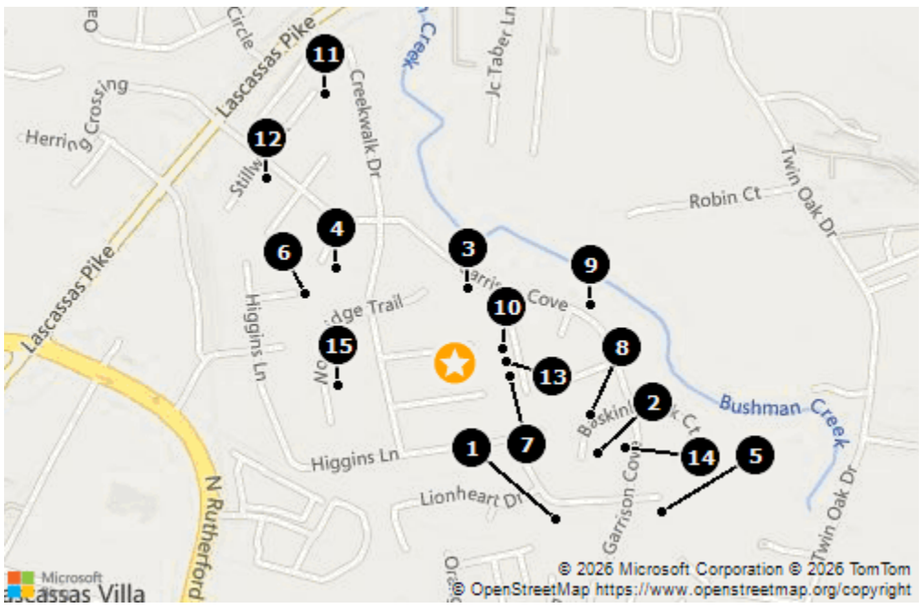
ICE SiteX Report

OrderID: 98688953

SiteX Property Information Report



Subject Property Location

2318 CHASTEEN CT, MURFREESBORO, TN 37130-1813

County:	**RUTHERFORD TN**	Census Tract:	471490414.071018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	081K-B-049.00-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$691,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$608,080 - $773,920	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$37,500	Market Land Value:	$150,000	Tax Year:	2025
Assd Improvement:	$125,100	Market Improvment Value:	$500,400	Total Taxable Value:	$3,878
Total Assessed Value:	$162,600	Total Assessor Market Value:	$650,400	Delinquent Year:	
				Tax Account ID:	R0049853
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 96 Block: 2 Section: 2 District: 515 Subdivision: GARRISON COVE SEC 2 PH 2 Map Ref: 17-197
Abbreviated Description: 102.37 X 150 IRR
City/Muni/Twp: MURFREESBORO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Pool/Spa
Building Area:	2829 SF	Baths:	4	Fireplace:	1
Year Built:	1998	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:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Gravel/Rock
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/02/2021	Sales Price:	N/A
Document #:	2365867 BK-PG 2089-2129	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/28/2021		
Document Type:			

Legal Description:
Lot: 96 Section: II Subdivision: GARRISON COVE Phase No: II Map Ref: MB 17 PG 197

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	N/A
Document #:	BK-PG 2089 -2129	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 96 Block: 2 Section: 2 District: 515 Subdivision: GARRISON COVE SEC 2 PH 2 Map Ref: 17-197
Abbreviated Description: 102.37 X 150 IRR
City/Muni/Twp: MURFREESBORO

Prior Transfer

Recording Date:	12/14/2018	Sales Price:	N/A
Document #:	2182756 BK-PG 1734-3854	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/06/2018		
Document Type:			

Legal Description:
Lot: 96 Block: 17-1 Section: 2 Subdivision: GARRISON COVE Phase No: 2 Map Ref: DD 645 PG 548

ICE SiteX Report

OrderID: 98688953

Prior Transfer

Recording Date:	04/14/2016	Sales Price:	$339,200
Document #:	2014518 BK-PG 665-1642	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/25/2013	Sales Price:	$339,200
Document #:	1851523 BK-PG 665-1642	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/14/2006	Loan Amount:	N/A
Document #:	BK-PG 665-1642	Loan Type:	
TD Due Date:	09/08/2036	Type Finance:	ADJ
Legal Description:			

Mortgage Record

Recording Date:	06/18/2004	Loan Amount:	N/A
Document #:	BK-PG RB399-65	Loan Type:	
TD Due Date:	06/14/2019	Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	06/18/2004	Loan Amount:	N/A
Document #:	BK-PG RB399-49	Loan Type:	
TD Due Date:	06/14/2034	Type Finance:	FIX
Legal Description:			

Mortgage Record

Recording Date:	02/20/2002	Loan Amount:	N/A
Document #:	BK-PG RB135-1813	Loan Type:	
TD Due Date:	02/04/2012	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	03/22/1999	Sales Price:	$268,000
Document #:	BK-PG 645-548	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 96 Subdivision: GARRISON COVE PH 2 SEC 2

Prior Transfer

Recording Date:	07/17/1998	Sales Price:	$31,900
Document #:	BK-PG 627-485	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 96 Subdivision: GARRISON COVE PH 2 SEC 2

Area Sales Analysis

Total Area Sales	$10,212,200	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	3.25
Median Living Area	3,298 SF	Median Year Built	2001
Price Range - 2 Yrs	$495,000 to $899,900	Age Range	18 years to 30 years
Median Value	$670,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**2208 HIGGINS LN MURFREESBORO, TN 37130-1865**	08/21/2026	$705,000	$202	3489	//	2006	SF	
2	.22Mi.	**1910 BASKINBROOK CT MURFREESBORO, TN 37130-1856**	08/12/2026	$899,900	$194	4628	//	2008	SF	
3	.1Mi.	**2322 GARRISON CV MURFREESBORO, TN 37130-1804**	06/30/2026	$694,500	$205	3385	//3.25	2001	SF	
4	.19Mi.	**2006 ABRAMS CT MURFREESBORO, TN 37130-1791**	06/17/2026	$670,000	$203	3298	//3.25	1998	SF	

1 .26Mi. **2208 HIGGINS LN MURFREESBORO, TN 37130-1865** 08/21/2026 $705,000 $202 3489 // 2006 SF
APN: 081M-E-016.00-000 Document #: 2665040
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: BASKINBROOK PRD SECTION II MapRef: MB 29 PG 106 Abbreviated Description: Lot:43 Subdivision:BASKINBROOK PRD SECTION II Map Ref:MB 29 PG 106

2 .22Mi. **1910 BASKINBROOK CT MURFREESBORO, TN 37130-1856** 08/12/2026 $899,900 $194 4628 // 2008 SF
APN: 081K-D-008.00-000 Document #: 2663733
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BASKINBROOK PRD MapRef: MB 26 PG 62 Abbreviated Description: Lot:8 Subdivision:BASKINBROOK PRD Map Ref:MB 26 PG 62

3 .1Mi. **2322 GARRISON CV MURFREESBORO, TN 37130-1804** 06/30/2026 $694,500 $205 3385 //3.25 2001 SF
APN: 081K-C-005.00-000 Document #: 2656693
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 146 Section: IV Subdivision: GARRISON COVE Phase No: I MapRef: MB 21 PG 160 Abbreviated Description: Lot:146 Section:IV Subdivision:GARRISON COVE Phase No:I Map Ref:MB 21 PG 160

4 .19Mi. **2006 ABRAMS CT MURFREESBORO, TN 37130-1791** 06/17/2026 $670,000 $203 3298 //3.25 1998 SF
APN: 081K-A-024.00-000 Document #: 2654472
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Section: I Subdivision: GARRISON COVE MapRef: MB 17 PG 115 Abbreviated Description: Lot:24 Section:I Subdivision:GARRISON COVE Map Ref:MB 17 PG 115

ICE SiteX Report

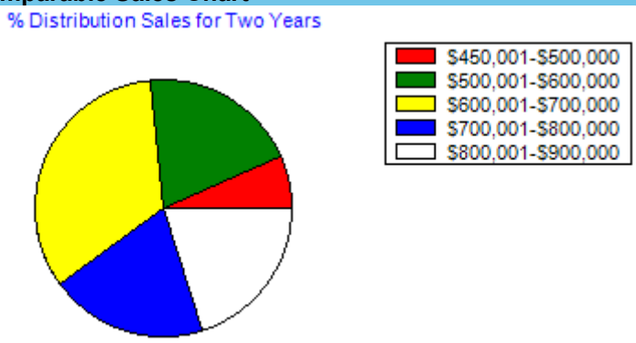
OrderID: 98688953

5	.34Mi.	**2310 HIGGINS LN** **MURFREESBORO, TN 37130-1867**	05/01/2026	$660,000	$207	3188	//	2007	SF	
		APN: 081M-E-004.00-000 Document #: 2647291 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Section: II Subdivision: BASKINBROOK PRD MapRef: MB 29 PG 106 Abbreviated Description: Lot:31 Section:II Subdivision:BASKINBROOK PRD Map Ref:MB 29 PG 106								
6	.21Mi.	**2427 DONALD BRADLEY CT** **MURFREESBORO, TN 37130-1877**	03/05/2026	$830,000	$226	3672	//	2007	SF	Pool/ Spa
		APN: 081K-E-032.00-000 Document #: 2637843 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 280 Section: V Subdivision: GARSSION GROVE Phase No: III MapRef: MB 31 PG 16 Abbreviated Description: Lot:280 Section:V Subdivision:GARSSION GROVE Phase No:III Map Ref:MB 31 PG 16								
7	.07Mi.	**1915 NIGHTWALK CT** **MURFREESBORO, TN 37130-1821**	03/05/2026	$799,900	$264	3028	//4.25	2000	SF	Pool/ Spa
		APN: 081K-C-012.00-000 Document #: 2637793 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 153 Section: IV Subdivision: GARRISON COVE Phase No: I MapRef: MB 21 PG 160 Abbreviated Description: Lot:153 Section:IV Subdivision:GARRISON COVE Phase No:I Map Ref:MB 21 PG 160								
8	.18Mi.	**1913 BASKINBROOK CT** **MURFREESBORO, TN 37130-1856**	01/29/2026	$633,000	$211	2991	//3.5	2003	SF	
		APN: 081K-D-003.00-000 Document #: 2632613 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BASKINBROOK SUBDIVISION MapRef: MB 26 PG 62 Abbreviated Description: Lot:3 Subdivision:BASKINBROOK SUBDIVISION Map Ref:MB 26 PG 62								
9	.21Mi.	**2355 GARRISON CV** **MURFREESBORO, TN 37130-1805**	12/29/2025	$815,000	$202	4026	//5	2002	SF	Pool/ Spa
		APN: 081K-C-041.00-000 Document #: 2628069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 189 Section: IV Subdivision: GARRISON COVE Phase No: II MapRef: MB 13 PG 2444 Abbreviated Description: Lot:189 Section:IV Subdivision:GARRISON COVE Phase No:II Map Ref:MB 13 PG 2444								
10	.07Mi.	**1923 NIGHTWALK CT** **MURFREESBORO, TN 37130-1821**	12/05/2025	$570,000	$196	2896	//3.25	2000	15,000 SF	
		APN: 081K-C-010.00-000 Document #: 2625254 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 151 Section: IV Subdivision: GARRISON COVE Phase No: I MapRef: MB 21 PG 160 Abbreviated Description: Lot:151 Section:IV Subdivision:GARRISON COVE Phase No:I Map Ref:MB 21 PG 160								
11	.39Mi.	**2122 STILLWELL CT** **MURFREESBORO, TN 37130-1796**	09/17/2025	$525,000	$168	3120	//3.25	1996	SF	
		APN: 081F-B-007.00-000 Document #: 2613850 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Section: I Subdivision: GARRISON COVE MapRef: MB 17 PG 115 Abbreviated Description: Lot:41 Section:I Subdivision:GARRISON COVE Map Ref:MB 17 PG 115City/Muni/Twp:MURFREESBORO City/Muni/Twp: MURFREESBORO								
12	.35Mi.	**2206 GARRISON CV** **MURFREESBORO, TN 37130-1788**	09/17/2025	$495,000	$214	2304	//3.5	1996	16,121 SF	
		APN: 081K-A-009.00-000 Document #: 2613749 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Section: I Subdivision: GARRISON COVE MapRef: MB 17 PG 115 Abbreviated Description: Lot:9 Section:I Subdivision:GARRISON COVE Map Ref:MB 17 PG 115								
13	.07Mi.	**1919 NIGHTWALK CT** **MURFREESBORO, TN 37130-1821**	09/15/2025	$704,900	$168	4195	//5.5	2000	15,000 SF	
		APN: 081K-C-011.00-000 Document #: 2613279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 152 Section: IV District: 21 Subdivision: GARRISON COVE Phase No: 1 MapRef: MB 21 PG 160 Abbreviated Description: Lot:152 Section:IV District:21 Subdivision:GARRISON COVE Phase No:1 Map Ref:MB 21 PG 160								
14	.25Mi.	**2408 GARRISON CV** **MURFREESBORO, TN 37130-1854**	07/28/2025	$625,000	$182	3417	//3	2004	SF	
		APN: 081K-D-011.00-000 Document #: 2606133 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: BASKINBROOK SUBDIVISION MapRef: MB 26 PG 62 Abbreviated Description: Lot:11 Subdivision:BASKINBROOK SUBDIVISION Map Ref:MB 26 PG 62								
15	.15Mi.	**2214 WOODRIDGE TRL** **MURFREESBORO, TN 37130-1807**	07/21/2025	$585,000	$188	3098	//4.5	1998	21,196 SF	
		APN: 081K-B-020.00-000 Document #: 2605226 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Section: II Subdivision: GARRISON COVE Phase No: I MapRef: MB 17 PG 196 Abbreviated Description: Lot:67 Section:II Subdivision:GARRISON COVE Phase No:I Map Ref:MB 17 PG 196								

ICE SiteX Report

OrderID: 98688953

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.	**2318 CHASTEEN CT**	**05/28/2021**	$650,400	$162,600	2,829	//4	1998		Pool/ Spa
.02Mi.	**2314 CHASTEEN CT**	**07/23/2018**	$519,300	$129,825	2,405	//3.25	1998	15,000 SF	
.02Mi.	**2322 CHASTEEN CT**	**09/03/2021**	$610,500	$152,625	3,166	//5	2002		
.03Mi.	**2319 CALDERWOOD CT**	**04/12/1999**	$910,600	$227,650	5,070	//5	1999		
.03Mi.	**2315 CALDERWOOD CT**	**06/21/1999**	$577,600	$144,400	3,116	//3.25	1999	15,000 SF	
.03Mi.	**2323 CALDERWOOD CT**	**03/27/2024**	$636,600	$159,150	2,895	//3.25	1999		
.04Mi.	**2310 CHASTEEN CT**	**02/02/2024**	$577,400	$144,350	2,309	//3.5	1998	15,000 SF	
.04Mi.	**2326 CHASTEEN CT**	**08/04/2014**	$849,600	$212,400	3,710	//3.5	1999		
.04Mi.	**2319 CHASTEEN CT**	**04/06/2023**	$637,700	$159,425	3,120	//4.5	1998		
.04Mi.	**2311 CALDERWOOD CT**	**05/26/1999**	$515,700	$128,925	2,424	//3.25	1998	15,000 SF	
.05Mi.	**2315 CHASTEEN CT**	**09/20/2002**	$615,800	$153,950	3,033	//4	1998		
.05Mi.	**2323 CHASTEEN CT**	**11/17/2016**	$605,200	$151,300	2,738	//2.5	2000		
.05Mi.	**2327 CALDERWOOD CT**	**10/12/2018**	$659,200	$164,800	3,244	//4.5	1998		Pool/ Spa
.05Mi.	**2327 CHASTEEN CT**	**07/24/2006**	$733,600	$183,400	2,895	//4.25	1998		Pool/ Spa
.06Mi.	**2311 CHASTEEN CT**	**01/30/2023**	$685,400	$171,350	3,356	//4.25	1999		
.06Mi.	**2306 CHASTEEN CT**	**05/25/2020**	$526,800	$131,700	2,460	//2.5	1998	15,000 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	34.7 years old	Households:	26,748
Median Household Income:	$67,139	Households w/Family:	52%
Household Income Per Capita:	$34,873	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Rutherford County School District	Students:	52,127
Number of Schools:	55	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.10Mi.	**Oakland Middle School** Number of Students: 1,224 Student-Teacher Ratio: NA	C	Public	6 - 8
1.10Mi.	**Oakland Middle School** Number of Students: 1,224 Student-Teacher Ratio: NA	C	Public	6 - 8
0.81Mi.	**Oakland High School** Number of Students: 1,872 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
0.81Mi.	**Oakland High School** Number of Students: 1,872 Student-Teacher Ratio: NA Advanced Placement: Yes	A-	Public	9 - 12
1.43Mi.	**Reeves Rodgers Elementary School**	C-	Public	PK - 6

ICE SiteX Report

OrderID: 98688953

Number of Students: 378
Student-Teacher Ratio: NA

1.43Mi.	**Reeves Rodgers Elementary School**	C-	Public	PK - 6

Number of Students: 378
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **2318 CHASTEEN CT, MURFREESBORO, TN 37130-1813** 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	144%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	139%	NOTABLY HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	134%	NOTABLY HIGHER
OVERALL	129%	HIGHER

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.