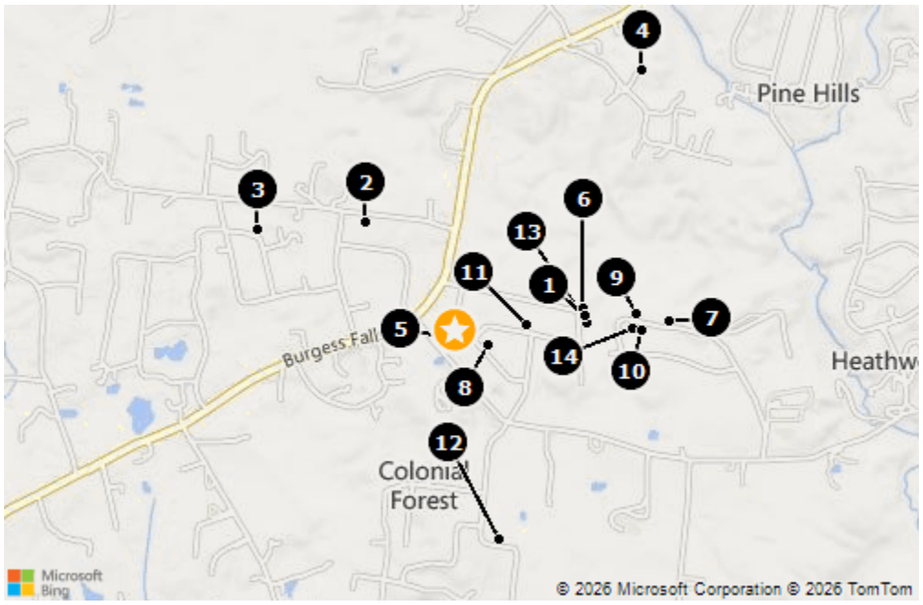
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2637 PREAKNESS DR, COOKEVILLE, TN 38506-5612

County:	**PUTNAM TN**	Census Tract:	471410012.013053
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	084K B 00400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$363,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$330,330 - $395,670	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	71A00
Assd Land Value:	$6,750	Market Land Value:	$27,000	Tax Year:	2025
Assd Improvement:	$44,525	Market Improvment Value:	$178,100	Total Taxable Value:	$1,364
Total Assessed Value:	$51,275	Total Assessor Market Value:	$205,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 73 District: 01 Subdivision: COLONIAL HEIGHTS PHASE II Map Ref: 084K
Abbreviated Description: DISTRICT: 01, COUNTY AREA: H08

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2450 SF	Baths:	3	Fireplace:	1
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2022	Sales Price:	$304,000
Document #:	278788 BK-PG 1432-302	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2022		
Document Type:			

Legal Description:
Lot: 73 District: 1 Subdivision: COLONIAL HEIGHTS SUBDIVISION Phase No: II Map Ref: CAB A SL 196

Prior Transfer

Recording Date:	09/15/2022	Sales Price:	$304,000
Document #:	BK-PG RB1432 -302	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 73 District: 01 Subdivision: COLONIAL HEIGHTS PHASE II Map Ref: 084K
Abbreviated Description: DISTRICT: 01, COUNTY AREA: H08

Prior Transfer

Recording Date:	03/19/2014	Sales Price:	N/A
Document #:	BK-PG 808-764	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/11/2014		
Document Type:			

Legal Description:
Lot: 073 Subdivision: COLONIAL HEIGHTS PHASE II

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Prior Transfer

Recording Date:	10/01/2008	Sales Price:	N/A
Document #:	BK-PG 491-419	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 073 Subdivision: COLONIAL HEIGHTS PHASE II

Prior Transfer

Recording Date:	05/08/2008	Sales Price:	$120,010
Document #:	BK-PG 464-626	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 073 Subdivision: COLONIAL HEIGHTS PHASE II

Prior Transfer

Recording Date:	03/21/2008	Sales Price:	$101,915
Document #:	BK-PG 456-717	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 073 Subdivision: COLONIAL HEIGHTS PHASE II

Mortgage Record

Recording Date:	06/15/2005	Loan Amount:	N/A
Document #:	BK-PG 237-125	Loan Type:	
TD Due Date:	06/06/2035	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	06/15/2005	Loan Amount:	N/A
Document #:	BK-PG 237-104	Loan Type:	
TD Due Date:	06/06/2035	Type Finance:	ADJ

Legal Description:

Prior Transfer

Recording Date:	05/31/2005	Sales Price:	$144,873
Document #:	BK-PG 237-102	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 073 Subdivision: COLONIAL HEIGHTS PHASE II

Area Sales Analysis

Total Area Sales	$5,277,400	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,975 SF	Median Year Built	1991
Price Range - 2 Yrs	$166,000 to $494,500	Age Range	2 years to 54 years
Median Value	$380,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1206 BELMONT DR** **COOKEVILLE, TN 38506-5602**	06/08/2026	$330,000	$125	2640	/4/2	1989	14,112 SF	
		APN: 084K A 01100 Document #: 325510 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: A District: 1 Subdivision: COLONIAL HEIGHTS Phase No: 1 MapRef: CAB A SL 190 Abbreviated Description: Lot:18 Block:A District:1 Subdivision:COLONIAL HEIGHTS Phase No:1 Map Ref:CAB A SL 190								
2	.37Mi.	**1868 HERBERT GARRETT RD** **COOKEVILLE, TN 38506-6425**	04/17/2026	$367,000	$197	1861	//1.5	1978	SF	
		APN: 084F A 00800 Document #: 323453 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 District: 1 Subdivision: COLONIAL ESTATES MapRef: CAB A SL 46 Abbreviated Description: Lot:8 District:1 Subdivision:COLONIAL ESTATES Map Ref:CAB A SL 46								
3	.58Mi.	**2628 CLOVERDALE DR** **COOKEVILLE, TN 38506-6414**	12/09/2025	$393,000	$164	2396	/3/2	1976	33,125 SF	
		APN: 084G A 02900 Document #: 318824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 District: 1 Subdivision: COLONIAL ESTATES MapRef: MB 1621 PG 290 Abbreviated Description: Lot:105 District:1 Subdivision:COLONIAL ESTATES Map Ref:MB 1621 PG 290								
4	.87Mi.	**1223 GRIDER RD** **COOKEVILLE, TN 38506-5664**	09/19/2025	$166,000	$79	2088	//2	1972	254,391 SF	
		APN: 084 03100 Document #: 315782 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 1 Abbreviated Description: District:1								
5	.04Mi.	**2661 PREAKNESS DR** **COOKEVILLE, TN 38506-5612**	09/04/2025	$318,500	$188	1692	/3/2	1991	SF	
		APN: 084K B 00600 Document #: 315195 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 75 Subdivision: COLONIAL HEIGHTS SUBDIVISION Phase No: II MapRef: CAB A SL 196 Abbreviated Description: Lot:75 Subdivision:COLONIAL HEIGHTS SUBDIVISION Phase No:II Map Ref:CAB A SL 196								
6	.35Mi.	**1200 BELMONT DR** **COOKEVILLE, TN 38506-5602**	07/21/2025	$400,000	$246	1620	/3/2	1989	18,544 SF	
		APN: 084K A 01200 Document #: 313472 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 17 District: 1 Subdivision: COLONIAL HEIGHTS SUBDIVISION MapRef: MB 6 PG 75 Abbreviated Description: Lot:17 District:1 Subdivision:COLONIAL HEIGHTS SUBDIVISION Map Ref:MB 6 PG 75

7	.56Mi.	**1051 HEATHWOOD WEST DR** **COOKEVILLE, TN 38506-6633**	07/17/2025	$494,500	$195	2535	/3/2	2002	SF	

APN: 084L A 02600 Document #: 313386
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: HEATHWOOD WEST SUBDIVISION MapRef: CAB D SL 23 Abbreviated Description: Lot:26 Subdivision:HEATHWOOD WEST SUBDIVISION Map Ref:CAB D SL 23

8	.1Mi.	**2716 PREAKNESS DR** **COOKEVILLE, TN 38506-5614**	07/11/2025	$349,900	$207	1686	/3/2	1991	SF	

APN: 084K B 02200 Document #: 313153
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: COLONIAL HEIGHTS SUBDIVISION Phase No: 2 MapRef: CAB A SL 196 Abbreviated Description: Lot:91 Subdivision:COLONIAL HEIGHTS SUBDIVISION Phase No:2 Map Ref:CAB A SL 196

9	.46Mi.	**1067 HEATHWOOD WEST DR** **COOKEVILLE, TN 38506-6633**	06/16/2025	$465,000	$214	2171	//3.5	2001	SF	

APN: 084L A 02200 Document #: 312181
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 District: 1 Subdivision: HEATHWOOD WEST SUBDIVISION MapRef: CAB D SL 23 Abbreviated Description: Lot:21 District:1 Subdivision:HEATHWOOD WEST SUBDIVISION Map Ref:CAB D SL 23

10	.48Mi.	**1064 HEATHWOOD WEST DR** **COOKEVILLE, TN 38506-6632**	06/04/2025	$475,000	$221	2149	/3/2	2008	SF	

APN: 084L A 07000 Document #: 311739
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: HEATHWOOD WEST SUBDIVISION MapRef: CAB D SL 23 Abbreviated Description: Lot:70 Subdivision:HEATHWOOD WEST SUBDIVISION Map Ref:CAB D SL 23

11	.19Mi.	**1305 PIMLICO DR** **COOKEVILLE, TN 38506-5674**	05/22/2025	$415,000	$226	1830	/3/2	1996	SF	

APN: 084K B 03200 Document #: 311250
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: COLONIAL HEIGHTS SUBDIVISION MapRef: CAB A SL 95 Abbreviated Description: Lot:101 Subdivision:COLONIAL HEIGHTS SUBDIVISION Map Ref:CAB A SL 95

12	.55Mi.	**3240 JOE RAWLINGS RD** **COOKEVILLE, TN 38506-5652**	04/15/2025	$335,000	$231	1446	/3/2	2024	22,651 SF	

APN: 084 04215 Document #: 309849
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 District: 1 Subdivision: ESTER ROBERTS DIVISION MapRef: CAB K PG 29A Abbreviated Description: Lot:1 District:1 Subdivision:ESTER ROBERTS DIVISION Map Ref:CAB K PG 29A

13	.35Mi.	**1212 BELMONT DR** **COOKEVILLE, TN 38506-5602**	04/08/2025	$350,000	$215	1624	/3/2	1988	19,897 SF	

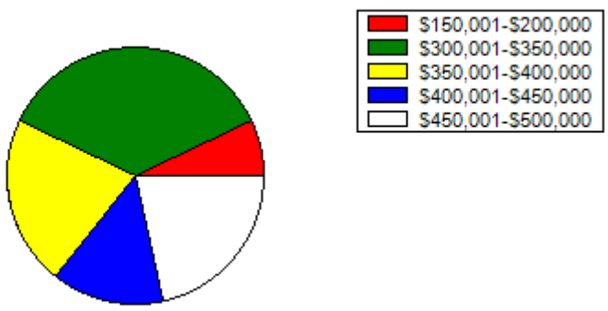
APN: 084K A 01000 Document #: 309579
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 1 Abbreviated Description: District:1

14	.46Mi.	**1068 HEATHWOOD WEST DR** **COOKEVILLE, TN 38506-6632**	03/20/2025	$418,500	$150	2786	/4/3	2002	SF	Yes

APN: 084L A 06900 Document #: 308907
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 69 District: 1 Subdivision: HEATHWOOD WEST SUBDIVISION MapRef: CAB D SL 23 Abbreviated Description: Lot:69 District:1 Subdivision:HEATHWOOD WEST SUBDIVISION Map Ref:CAB D SL 23

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.	**2637 PREAKNESS DR**	**09/15/2022**	$205,100	$51,275	2,450	/3/3	1990		
.02Mi.	**2649 PREAKNESS DR**	**12/15/2022**	$236,300	$59,075	1,920	/3/2	1991		
.03Mi.	**2625 PREAKNESS DR**	**05/25/2023**	$226,500	$56,625	1,736	/4/2	1990		
.04Mi.	**1527 W CEMETERY RD**	**07/21/2023**	$238,600	$59,650	2,178	//2	2004	20,100 SF	
.04Mi.	**2661 PREAKNESS DR**	**08/29/2025**	$194,100	$48,525	1,692	/3/2	1991		
.04Mi.	**1515 W CEMETERY RD**	**07/02/2014**	$194,600	$48,650	1,473	//2	1991	20,200 SF	
.05Mi.	**2626 PREAKNESS DR**	**03/06/2023**	$183,500	$45,875	1,994	/3/2	1991		
.05Mi.	**2660 PREAKNESS DR**	**03/28/2019**	$257,500	$64,375	1,989	//2	1993		
.05Mi.	**1501 W CEMETERY RD**	**12/03/2007**	$262,800	$65,700	2,662	//2.5	2007	20,200 SF	
.06Mi.	**2613 PREAKNESS DR**	**10/31/2022**	$277,700	$69,425	3,442	/3/3	1989		
.06Mi.	**2703 PREAKNESS DR**	**06/22/2020**	$224,500	$56,125	2,199	//2.5	1991		
.06Mi.	**2614 PREAKNESS DR**	**03/19/1990**	$198,500	$49,625	1,650	//2.25	1993		
.07Mi.	**1463 W CEMETERY RD**	**06/03/2024**	$248,500	$62,125	2,200	/4/3	1996	20,200 SF	Yes
.08Mi.	**2704 PREAKNESS DR**	**12/02/1998**	$207,100	$51,775	1,799	/3/2	1992		
.08Mi.	**1367 PIMLICO DR**	**05/05/2023**	$306,700	$76,675	1,900	/3/2	2022		
.08Mi.	**2715 PREAKNESS DR**	**01/21/2004**	$209,500	$52,375	2,112	/3/2	2003		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.4 years old	Households:	12,747
Median Household Income:	$62,469	Households w/Family:	67%
Household Income Per Capita:	$34,331	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Putnam County School District	Students:	11,776
Number of Schools:	22	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.77Mi.	**Putnam County Vital** Number of Students: 123 Student-Teacher Ratio: NA	C+	Public	PK - 12
1.88Mi.	**Prescott South Elementary School** Number of Students: 535 Student-Teacher Ratio: NA	B	Public	PK - 4
1.87Mi.	**Prescott South Middle School** Number of Students: 813 Student-Teacher Ratio: NA	B+	Public	5 - 8
7.95Mi.	**Putnam County Adult High School** Number of Students: 22 Student-Teacher Ratio: NA	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	108%	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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