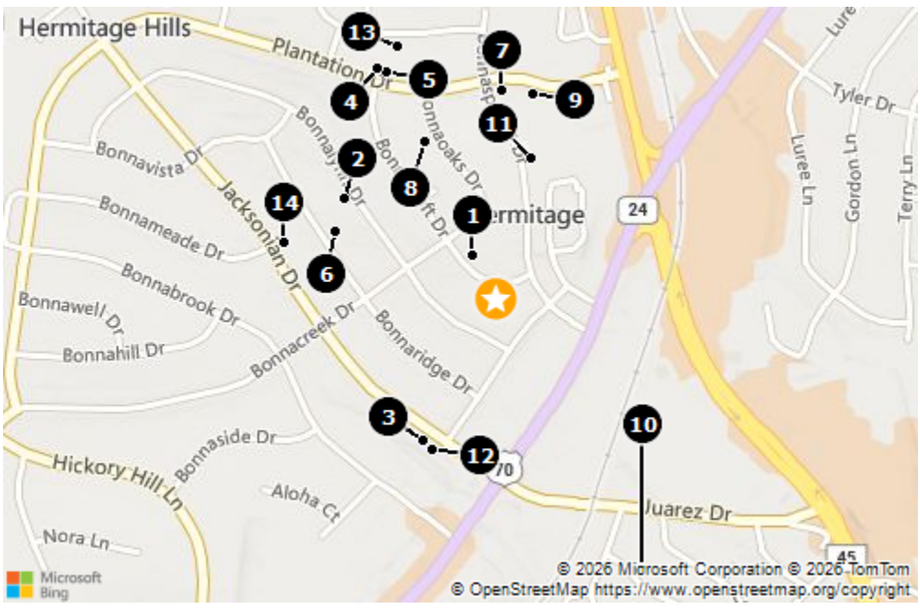
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

312 BONNACROFT DR, HERMITAGE, TN 37076-1115

County:	**DAVIDSON TN**	Census Tract:	470370154.021004
Property Use:	Single Family Residential	Zoning:	RS10
Parcel Number:	075-13-0-190-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$291,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$250,260 - $331,740	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GSD
Assd Land Value:	$21,500	Market Land Value:	$86,000	Tax Year:	2025
Assd Improvement:	$43,000	Market Improvment Value:	$172,000	Total Taxable Value:	$1,794
Total Assessed Value:	$64,500	Total Assessor Market Value:	$258,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 86 Section: 1
Abbreviated Description: LOT 86 SEC 1 HERMITAGE HILLS

Property Characteristics

Lot Size:	17,424 SF	Bedrooms:	2	Pool:	
Building Area:	1099 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/20/2018	Loan Amount:	N/A
Document #:	20180820-0082458 BK-PG -	Loan Type:	
TD Due Date:	08/14/2048	Type Finance:	VAR

Legal Description:
Lot: 86 Section: 1 Subdivision: HERMITAGE HIILLS

Prior Transfer

Recording Date:	10/29/2010	Sales Price:	$107,900
Document #:	201010290086555 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/05/2010	Loan Amount:	N/A
Document #:	201010050079617 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2040	Type Finance:	

Legal Description:
Lot: 86 Subdivision: HERMITAGE HILLS SECTION 1

Prior Transfer

Recording Date:	06/03/2008	Sales Price:	$81,000
Document #:	200806030056297 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	05/21/2008	Sales Price:	$107,900
Document #:	200805210052389 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2008		
Document Type:			

Legal Description:
Lot: 86 Subdivision: HERMITAGE HILLS SECTION 1 Map Ref: MB2900 PG48&49

Prior Transfer

Recording Date:	05/15/2008	Sales Price:	$107,900
Document #:	20080521-0052389 BK-PG 20080521 -52389	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 86 Section: 1
Abbreviated Description: LOT 86 SEC 1 HERMITAGE HILLS

Prior Transfer

Recording Date:	07/16/2002	Sales Price:	$90,000
Document #:	200207160085162 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/2002		
Document Type:			

Legal Description:
Lot: 86 Subdivision: PLAN OF HERMITAGE HILLS Map Ref: MB2900 PG48&49

Prior Transfer

Recording Date:	05/28/2002	Sales Price:	$90,000
Document #:	200205280064375 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/22/2002		
Document Type:			

Legal Description:
Lot: 86 Subdivision: PLAN OF HERMITAGE HILLS Map Ref: MB2900 PG48&49

Prior Transfer

Recording Date:	05/22/2002	Sales Price:	$90,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,815,200	Median # of Bedrooms	3
Median Lot Size	12,850 SF	Median # of Baths	1
Median Living Area	1,450 SF	Median Year Built	1961
Price Range - 2 Yrs	$155,500 to $424,900	Age Range	59 years to 66 years
Median Value	$363,250	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**303 BONNACROFT DR HERMITAGE, TN 37076-1114**	05/19/2026	$373,500	$274	1363	7/3/2	1960	12,632 SF	
		APN: 075-13-0-211-00 Document #: 20260519-0044777 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 159 Section: 1 Subdivision: HERMITAGE HILLS MapRef: MB 2900 PG 48&49 Abbreviated Description: Lot:159 Section:1 Subdivision:HERMITAGE HILLS Map Ref:MB 2900 PG 48&49								
2	.24Mi.	**246 BONNALYNN DR HERMITAGE, TN 37076-1145**	05/01/2026	$240,000	$176	1361	6/3/1	1966	12,632 SF	
		APN: 075-09-0-129-00 Document #: 20260501-0038826 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 221 Section: 2 Subdivision: HERMITAGE HILLS MapRef: MB 2900 PG 112 Abbreviated Description: Lot:221 Section:2 Subdivision:HERMITAGE HILLS Map Ref:MB 2900 PG 112								
3	.22Mi.	**324 JACKSONIAN DR HERMITAGE, TN 37076-1908**	03/12/2026	$335,000	$210	1595	6/3/1	1960	16,988 SF	
		APN: 075-13-0-131-00 Document #: 20260312-0019913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HERMITAGE HILLS SUBDIVISION MapRef: MB 2900 PG 49 Abbreviated Description: Lot:4 Subdivision:HERMITAGE HILLS SUBDIVISION Map Ref:MB 2900 PG 49								
4	.34Mi.	**3944 PLANTATION DR HERMITAGE, TN 37076-1136**	02/11/2026	$155,500	$108	1434	5/3/1	1960	11,761 SF	
		APN: 075-09-0-051-00 Document #: 20260211-0010559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 144 Subdivision: HERMITAGE HILLS SUBDIVISION MapRef: MB 3135 PG 106 Abbreviated Description: Lot:144 Subdivision:HERMITAGE HILLS SUBDIVISION Map Ref:MB 3135 PG 106								
5	.33Mi.	**4000 PLANTATION DR HERMITAGE, TN 37076-1137**	01/22/2026	$389,900	$236	1650	6/3/1	1960	11,761 SF	
		APN: 075-09-0-052-00 Document #: 20260122-0005161 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 145 Section: 1 Subdivision: HERMITAGE HILLS MapRef: MB 2900 PG 48&49 Abbreviated Description: Lot:145 Section:1 Subdivision:HERMITAGE HILLS Map Ref:MB 2900 PG 48&49								
6	.23Mi.	**217 BONNARIDGE DR HERMITAGE, TN 37076-1116**	01/14/2026	$375,000	$255	1466	7/3/1	1961	11,761 SF	
		APN: 075-13-0-067-00 Document #: 20260114-0003467 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 289 Subdivision: SECTION TWO HERMITAGE HILLS MapRef: MB 2900 PG 112 Abbreviated Description: Lot:289 Subdivision:SECTION TWO HERMITAGE HILLS Map Ref:MB 2900 PG 112

7	.27Mi.	**4015 PLANTATION DR** **HERMITAGE, TN 37076-1151**	12/04/2025	$400,000	$233	1716	6/3/1	1966	19,602 SF

APN: 075-09-0-243-00 Document #: 20251204-0096461
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1116 Section: 9 Subdivision: HERMITAGE HILLS MapRef: MB 3600 PG 97 Abbreviated Description: Lot:1116 Section:9 Subdivision:HERMITAGE HILLS Map Ref:MB 3600 PG 97

8	.23Mi.	**206 BONNAOAKS DR** **HERMITAGE, TN 37076-1108**	11/10/2025	$356,500	$269	1325	5/2/1	1967	11,326 SF

APN: 075-09-0-206-00 Document #: 20251110-0089672
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1081 Section: 9 Subdivision: HERMITAGE HILLS MapRef: MB 3600 PG 97 Abbreviated Description: Lot:1081 Section:9 Subdivision:HERMITAGE HILLS Map Ref:MB 3600 PG 97

9	.26Mi.	**4019 PLANTATION DR** **HERMITAGE, TN 37076-1151**	10/01/2025	$424,900	$200	2116	6/3/1	1966	16,117 SF

APN: 075-09-0-245-00 Document #: 20251001-0077933
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1148 Section: 9 Subdivision: HERMITAGE HILLS MapRef: MB 3600 PG 97 Abbreviated Description: Lot:1148 Section:9 Subdivision:HERMITAGE HILLS Map Ref:MB 3600 PG 97

10	.4Mi.	**6007 BALTIC DR** **HERMITAGE, TN 37076-2401**	08/15/2025	$310,000	$250	1236	6/2/1	1962	9,148 SF

APN: 086-01-0-023-00 Document #: 20250815-0064998
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: DODSON HEIGHTS MapRef: MB 2900 PG 113 Abbreviated Description: Lot:119 Subdivision:DODSON HEIGHTS Map Ref:MB 2900 PG 113

11	.19Mi.	**293 BONNASPRINGS DR** **HERMITAGE, TN 37076-1147**	08/11/2025	$370,000	$296	1250	5/3/1	1966	16,117 SF

APN: 075-09-0-238-00 Document #: 20250811-0063379
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 111 Section: 9 District: 04 Subdivision: HERMITAGE HILLS SUBDIVISION MapRef: MB 3600 PG 97 Abbreviated Description: Lot:111 Section:9 District:04 Subdivision:HERMITAGE HILLS SUBDIVISION Map Ref:MB 3600 PG 97

12	.22Mi.	**326 JACKSONIAN DR** **HERMITAGE, TN 37076-1908**	07/25/2025	$339,900	$200	1696	5/2/1	1960	16,553 SF

APN: 075-13-0-132-00 Document #: 20250725-0058766
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HERIMITAGE HILLS SUBDIVISION MapRef: MB 2900 PG 49 Abbreviated Description: Lot:3 Subdivision:HERIMITAGE HILLS SUBDIVISION Map Ref:MB 2900 PG 49

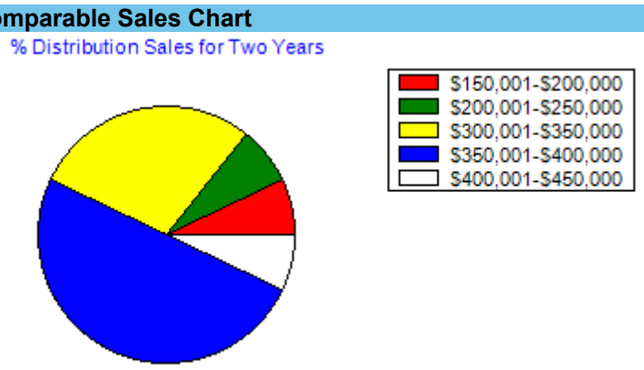
13	.35Mi.	**234 BONNAFIELD DR** **HERMITAGE, TN 37076-1130**	07/14/2025	$395,000	$226	1747	6/3/2	1966	14,375 SF

APN: 075-09-0-191-00 Document #: 20250714-0055330
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1132 Subdivision: SECTION NINE HERMITAGE HILLS MapRef: MB 3600 PG 97 Abbreviated Description: Lot:1132 Subdivision:SECTION NINE HERMITAGE HILLS Map Ref:MB 3600 PG 97

14	.29Mi.	**233 JACKSONIAN DR** **HERMITAGE, TN 37076-1836**	07/14/2025	$350,000	$245	1425	6/3/2	1960	13,068 SF

APN: 075-13-0-050-00 Document #: 20250714-0055189
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 253 Section: 2 Subdivision: HERMITAGE HILLS MapRef: MB 2900 PG 112 Abbreviated Description: Lot:253 Section:2 Subdivision:HERMITAGE HILLS Map Ref:MB 2900 PG 112

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.

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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.	**312 BONNACROFT DR**	**05/15/2008**	$258,000	$64,500	1,099	6/2/1	1960	17,424 SF	
.02Mi.	**310 BONNACROFT DR**	**07/20/2023**	$349,100	$87,275	1,463	5/3/1	1960	13,939 SF	
.02Mi.	**314 BONNACROFT DR**	**12/14/2018**	$292,600	$73,150	1,417	5/3/1	1960	13,068 SF	
.03Mi.	**315 BONNALYNN DR**	**01/08/2021**	$299,600	$74,900	1,414	5/2/1	1960	12,197 SF	
.03Mi.	**317 BONNALYNN DR**	**02/13/2018**	$332,200	$83,050	1,857	8/4/2	1960	14,810 SF	
.03Mi.	**308 BONNACROFT DR**	**02/25/1992**	$269,700	$67,425	1,333	6/3/1	1960	12,632 SF	
.03Mi.	**3914 BONNAFORD DR**	**03/31/2014**	$307,600	$76,900	1,574	7/3/2	1960	13,068 SF	
.04Mi.	**3916 BONNAFORD DR**	**07/30/2018**	$305,000	$76,250	1,518	7/3/2	1960	12,197 SF	
.04Mi.	**316 BONNACROFT DR**	**11/22/1971**	$290,800	$72,700	1,417	5/3/1	1960	12,632 SF	
.04Mi.	**313 BONNALYNN DR**	**01/11/2019**	$377,700	$94,425	1,430	6/3/2	1960	12,197 SF	
.04Mi.	**309 BONNACROFT DR**	**07/31/2006**	$263,700	$65,925	1,386	7/3/1	1960	13,068 SF	
.04Mi.	**307 BONNACROFT DR**	**02/06/2018**	$266,300	$66,575	1,308	6/3/1	1960	13,504 SF	
.05Mi.	**311 BONNALYNN DR**	**05/12/1964**	$284,600	$71,150	1,386	6/2/1	1960	11,761 SF	
.05Mi.	**3918 BONNAFORD DR**	**03/31/2014**	$352,800	$88,200	1,054	4/3/1	1960	13,068 SF	
.05Mi.	**3912 BONNAFORD DR**	**07/22/2011**	$279,800	$69,950	1,386	6/3/1	1960	14,810 SF	
.05Mi.	**306 BONNASPRINGS DR**	**10/05/2024**	$286,700	$71,675	1,475	5/3/1	1960	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	38.4 years old	Households:	18,469
Median Household Income:	$81,244	Households w/Family:	55%
Household Income Per Capita:	$42,458	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	Nashville-Davidson County School District	Students:	81,021
Number of Schools:	162	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**Hermitage Elementary School** Number of Students: 291 Student-Teacher Ratio: NA	C-	Public	KG - 5
3.16Mi.	**McGavock High School** Number of Students: 1,844 Student-Teacher Ratio: NA	D+	Public	9 - 12
2.75Mi.	**Donelson Middle School** Number of Students: 434 Student-Teacher Ratio: NA	D+	Public	6 - 8

Flood Report

The Subject Property of **312 BONNACROFT DR, HERMITAGE, TN 37076-1115** 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	111%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	89%	LOWER
OVERALL	77%	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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