ICE SiteX Report

OrderID: 95053894

SiteX Property Information Report



Subject Property Location

3132 PENN MEADE WAY, NASHVILLE, TN 37214-1186

County:	**DAVIDSON TN**	Census Tract:	470370153.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	052-13-0B-243-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	9
Value Range:	$265,720 - $318,280	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	USD
Assd Land Value:	$10,000	Market Land Value:	$40,000	Tax Year:	2024
Assd Improvement:	$41,800	Market Improvment Value:	$167,200	Total Taxable Value:	$1,686
Total Assessed Value:	$51,800	Total Assessor Market Value:	$207,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Section: 2
Abbreviated Description: LOT 27 RIVER GLEN PH. 5 SEC. 2 AMEND

Property Characteristics

Lot Size:	3,049 SF	Bedrooms:	3	Pool:	
Building Area:	850 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2008	Sales Price:	$105,000
Document #:	20080620-0063570 BK-PG 20080620 -63570	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Section: 2
Abbreviated Description: LOT 27 RIVER GLEN PH. 5 SEC. 2 AMEND

Mortgage Record

Recording Date:	06/11/2008	Loan Amount:	N/A
Document #:	200806110060341 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:
Lot: 27 Subdivision: PLAN OF RIVER GLEN PHASE 5 SECTION 2

Prior Transfer

Recording Date:	05/01/2006	Sales Price:	$63,800
Document #:	200605010049343 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/25/2004	Sales Price:	$91,777
Document #:	200402250021447 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 02/24/2004
Document Type: Warranty Deed
Legal Description:
Lot: 27 Subdivision: PLAN OF RIVER GLEN PHASE 5 SECTION 2

Area Sales Analysis

Total Area Sales	$4,209,700	Median # of Bedrooms	2
Median Lot Size	3,049 SF	Median # of Baths	2
Median Living Area	993 SF	Median Year Built	1997
Price Range - 2 Yrs	$218,000 to $350,000	Age Range	20 years to 37 years
Median Value	$303,500	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**3014 PENN MEADE WAY** **NASHVILLE, TN 37214-1170**	07/08/2025	$320,000	$378	846	5/2/2	2000	1,742 SF	
		APN: 052-13-0B-134-00 Document #: 20250708-0053609 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 172 Section: 2 Subdivision: RIVER GLEN Phase No: IV MapRef: MB 9700 PG 858 Abbreviated Description: Lot:172 Section:2 Subdivision:RIVER GLEN Phase No:IV Map Ref:MB 9700 PG 858								
2	.25Mi.	**2336 BENAY RD** **NASHVILLE, TN 37214-1166**	06/02/2025	$218,000	$194	1123	4/2/2	1997	1,307 SF	
		APN: 052-13-0B-117-00 Document #: 20250602-0043206 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: FIRST REVISION CONDOMINIUM SITE PLAN RIVER GLE PLA Legal Unit: 155 MapRef: MB 9700 PG 283 Abbreviated Description: Subdivision:FIRST REVISION CONDOMINIUM SITE PLAN RIVER GLE PLA Legal Unit:155 Map Ref:MB 9700 PG 283								
3	.14Mi.	**3047 PENN MEADE WAY** **NASHVILLE, TN 37214-1170**	05/28/2025	$282,000	$287	980	4/2/2	2001	3,049 SF	
		APN: 052-13-0B-186-00 Document #: 20250528-0041896 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 222 Section: 3 Subdivision: RIVER GLEN Phase No: IV MapRef: DOC 20010330-0030661 Abbreviated Description: Lot:222 Section:3 Subdivision:RIVER GLEN Phase No:IV Map Ref:DOC 20010330-0030661								
4	.24Mi.	**2511 SONAR ST** **NASHVILLE, TN 37214-1129**	05/19/2025	$305,000	$322	946	5/3/2	1989	3,049 SF	
		APN: 052-13-0B-018-00 Document #: 20250519-0038993 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: RIVER GLEN HORIZONTAL PROPERTY REGIME Phase No: 2B Legal Unit: 65 MapRef: MB 6900 PG 650 Abbreviated Description: Subdivision:RIVER GLEN HORIZONTAL PROPERTY REGIME Phase No:2B Legal Unit:65 Map Ref:MB 6900 PG 650								
5	.16Mi.	**1136 ALANDEE ST** **NASHVILLE, TN 37214-1147**	05/13/2025	$314,900	$280	1123	4/2/2	1996	3,049 SF	
		APN: 052-13-0B-087-00 Document #: 20250513-0037364 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 130 Section: 3 Subdivision: RIVER GLEN Phase No: II-C MapRef: MB 9700 PG 18&19 Abbreviated Description: Lot:130 Section:3 Subdivision:RIVER GLEN Phase No:II-C Map Ref:MB 9700 PG 18&19								
6	.01Mi.	**3128 PENN MEADE WAY** **NASHVILLE, TN 37214-1186**	05/06/2025	$302,000	$273	1103	5/3/2	2004	3,049 SF	
		APN: 052-13-0B-242-00 Document #: 20250506-0035192 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Section: 2 Subdivision: RIVER GLEN Phase No: 5 MapRef: DOC 20031006-0147480 Abbreviated Description: Lot:26 Section:2 Subdivision:RIVER GLEN Phase No:5 Map Ref:DOC 20031006-0147480								
7	.16Mi.	**1202 ALANDEE ST** **NASHVILLE, TN 37214-1155**	05/05/2025	$298,500	$311	958	4/2/2	1996	3,049 SF	
		APN: 052-13-0B-085-00 Document #: 20250505-0034485 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Section: 3 Subdivision: RIVER GLEN Phase No: II-C Legal Unit: 128 MapRef: MB 9700 PG 18&19 Abbreviated Description: Section:3 Subdivision:RIVER GLEN Phase No:II-C Legal Unit:128 Map Ref:MB 9700 PG 18&19								
8	.34Mi.	**2707 PENN MEADE DR** **NASHVILLE, TN 37214-1124**	05/05/2025	$319,300	$317	1006	5/2/2	1988	3,049 SF	
		APN: 052-13-0A-002-00 Document #: 20250505-0034877 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: RIVER GLEN Phase No: 1 MapRef: MB 6900 PG 671 Abbreviated Description: Lot:2 Subdivision:RIVER GLEN Phase No:1 Map Ref:MB 6900 PG 671								
9	.27Mi.	**2341 BENAY RD** **NASHVILLE, TN 37214-1164**	04/23/2025	$280,000	$323	865	4/2/2	1997	1,742 SF	
		APN: 052-13-0B-099-00 Document #: 20250423-0031323 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Section: 1 Subdivision: RIVER GLEN PLANNED UNIT DEVELOPMENT Phase No: IV Legal Unit: 137 MapRef: MB 9700 PG 283 Abbreviated Description: Section:1 Subdivision:RIVER GLEN PLANNED UNIT DEVELOPMENT Phase No:IV Legal Unit:137 Map Ref:MB 9700 PG 283								
10	.02Mi.	**2560 SONAR ST** **NASHVILLE, TN 37214-1146**	03/25/2025	$299,000	$271	1103	5/3/2	2004	3,049 SF	
		APN: 052-13-0B-244-00 Document #: 20250325-0022416 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Section: 2 Subdivision: RIVER GLEN Phase No: 5 MapRef: DOC 20031006-0147480 Abbreviated Description: Lot:28 Section:2 Subdivision:RIVER GLEN Phase No:5 Map Ref:DOC 20031006-0147480								
11	.36Mi.	**2781 RIVER BEND DR** **NASHVILLE, TN 37214-1113**	03/24/2025	$350,000	$305	1145	6/3/2	1995	10,890 SF	
		APN: 062-02-0A-202-00 Document #: 20250324-0021873 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 210 Section: 3 Subdivision: RIVER TRACE ESTATES Phase No: 1 MapRef: MB 6900 PG 615 Abbreviated Description: Lot:210 Section:3 Subdivision:RIVER TRACE ESTATES Phase No:1 Map Ref:MB 6900 PG 615								
12	.27Mi.	**2363 BENAY RD** **NASHVILLE, TN 37214-1165**	03/21/2025	$315,000	$321	980	4/3/2	1999	2,178 SF	
		APN: 052-13-0B-121-00 Document #: 20250321-0021225								

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Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 159 Section: 2 Subdivision: RIVER GLEN Phase No: IV MapRef: MB 9700 PG 858 Abbreviated Description: Lot:159 Section:2 Subdivision:RIVER GLEN Phase No:IV Map Ref:MB 9700 PG 858

13	.13Mi.	**2631 RIVER MEADE WAY NASHVILLE, TN 37214-1187**	03/19/2025	$340,000	$198	1712	6/3/2	2005	3,049 SF

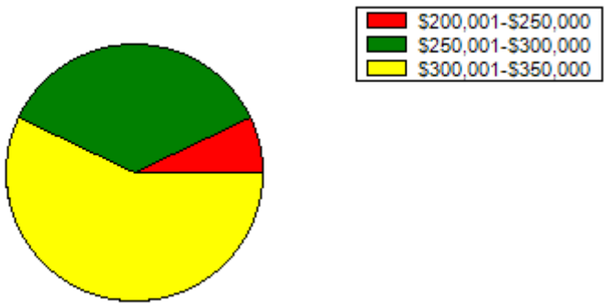
APN: 052-13-0B-329-00 Document #: 20250319-0019854
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: RIVER GLEN Phase No: 7 MapRef: DOC 20040713-0083147 Abbreviated Description: Lot:13 Subdivision:RIVER GLEN Phase No:7 Map Ref:DOC 20040713-0083147

14	.23Mi.	**2513 SONAR ST NASHVILLE, TN 37214-1129**	03/06/2025	$266,000	$333	798	4/2/2	1989	3,049 SF

APN: 052-13-0B-019-00 Document #: 20250306-0017096
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: RIVER GLEN Phase No: II-B Legal Unit: 66 MapRef: MB 6900 PG 819 Abbreviated Description: Subdivision:RIVER GLEN Phase No:II-B Legal Unit:66 Map Ref:MB 6900 PG 819

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.

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.	**3132 PENN MEADE WAY**	**06/17/2008**	$207,200	$51,800	850	5/3/2	2004	3,049 SF	
.01Mi.	**3128 PENN MEADE WAY**	**04/26/2022**	$221,300	$55,325	1,103	5/3/2	2004	3,049 SF	
.01Mi.	**3136 PENN MEADE WAY**	**09/09/2009**	$233,800	$58,450	1,171	6/3/2	2006	3,049 SF	
.01Mi.	**3124 PENN MEADE WAY**	**02/01/2019**	$260,100	$65,025	1,444	6/3/2	2004	3,485 SF	
.01Mi.	**3140 PENN MEADE WAY**	**08/30/2006**	$229,500	$57,375	968	5/3/2	2006	3,049 SF	
.02Mi.	**3120 PENN MEADE WAY**	**08/25/2021**	$226,200	$56,550	960	6/3/2	2004	3,049 SF	
.02Mi.	**3144 PENN MEADE WAY**	**02/26/2018**	$235,100	$58,775	980	5/3/2	2006	3,049 SF	
.02Mi.	**2560 SONAR ST**	**05/06/2019**	$222,000	$55,500	1,103	5/3/2	2004	3,049 SF	
.03Mi.	**3113 PENN MEADE WAY**	**07/26/2021**	$305,500	$76,375	1,776	7/3/3	2006	3,049 SF	
.03Mi.	**3148 PENN MEADE WAY**	**08/28/2024**	$319,400	$79,850	1,776	7/3/3	2006	3,049 SF	
.03Mi.	**3116 PENN MEADE WAY**	**05/10/2022**	$261,500	$65,375	1,444	6/3/2	2004	3,485 SF	
.03Mi.	**3117 PENN MEADE WAY**	**08/18/2023**	$203,800	$50,950	980	5/3/2	2006	3,049 SF	
.03Mi.	**2558 SONAR ST**	**07/05/2019**	$265,100	$66,275	1,444	6/3/2	2004	3,485 SF	
.03Mi.	**3121 PENN MEADE WAY**	**09/19/2012**	$224,800	$56,200	1,103	5/3/2	2006	3,049 SF	
.04Mi.	**3112 PENN MEADE WAY**	**07/22/2022**	$263,600	$65,900	1,432	6/3/2	2004	3,049 SF	
.04Mi.	**2556 SONAR ST**	**12/07/2006**	$232,300	$58,075	984	5/3/2	2004	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.9 years old	Households:	14,092
Median Household Income:	$70,423	Households w/Family:	50%
Household Income Per Capita:	$40,466	Households w/Family Married:	38%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Nashville-Davidson County School District	Students:	80,494
Number of Schools:	162	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.18Mi.	**McGavock High School**	D+	Public	9 - 12

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Number of Students: 2,136
Student-Teacher Ratio: 16.34

2.99Mi. **Pennington Elementary School** Number of Students: 250 Student-Teacher Ratio: 12.82		D+	Public	PK - 4
3.70Mi. **Two Rivers Middle School** Number of Students: 381 Student-Teacher Ratio: 14.46		D-	Public	5 - 8

Flood Report

The Subject Property of **3132 PENN MEADE WAY, NASHVILLE, TN 37214-1186** 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	121%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	49%	SIGNIFICANTLY LOWER
MURDER	104%	SIMILAR
OVERALL	94%	SIMILAR

Disaster Alerts

12/9/2023 - Severe Storms And Tornadoes 4/2/2025 - Severe Tornados, Flooding

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