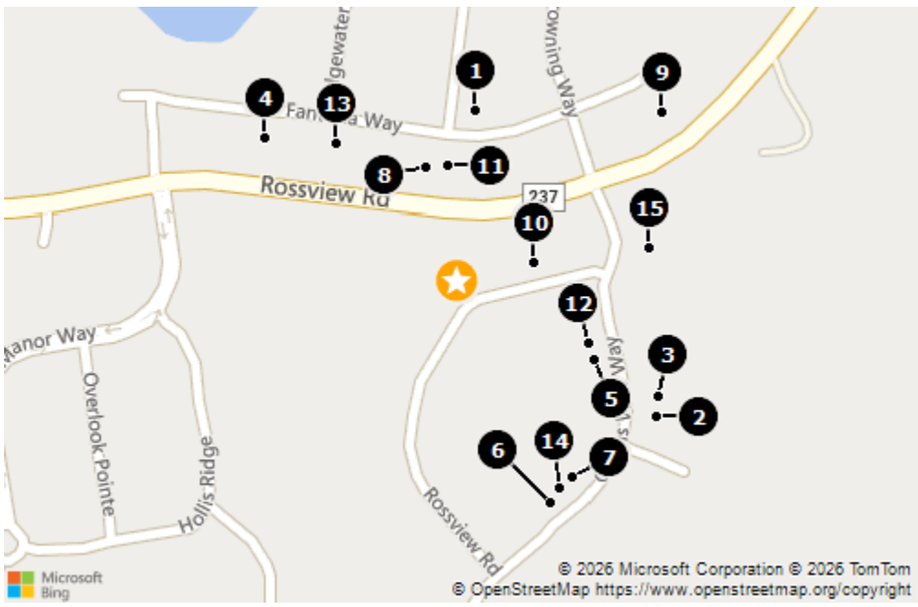
ICE SiteX Report

OrderID: 97702227

SiteX Property Information Report



Subject Property Location

329 FRONTIER DR, CLARKSVILLE, TN 37043-2301

County:	**MONTGOMERY TN**	Census Tract:	471251019.042040
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	058B A 05000 00001039O	Thomas Bros Pg-Grid:	

Valuation

Value:	**$396,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$356,400 - $435,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$78,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$323,400	Total Taxable Value:	$4,325
Total Assessed Value:	$100,350	Total Assessor Market Value:	$401,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 1A District: 000 Subdivision: STERLIN ACRE FARMS Map Ref: MB M; PP 46
City/Muni/Twp: MONTGOMERY

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:		Pool:	
Building Area:	1663 SF	Baths:		Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2023	Sales Price:	$250,000
Document #:	1413525 BK-PG 2254-636	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2023	Sales Price:	$386,000
Document #:	1413402 BK-PG 2280-1097	Type of Sale:	Full Amount on Deed
Contract Date:	02/13/2023		
Document Type:			

Legal Description:
Lot: 8 Subdivision: STERLIN ACRE FARMS SECTION 1A FINAL PLAT Map Ref: MB M PG 46

Prior Transfer

Recording Date:	02/13/2023	Sales Price:	$386,000
Document #:	1413402 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 1A District: 000 Subdivision: STERLIN ACRE FARMS Map Ref: MB M; PP 46
City/Muni/Twp: MONTGOMERY

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 97702227

Document #:	1398912 BK-PG 2254-633	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/22/2022		
Document Type:			

Legal Description:
Lot: 8 Section: 1A District: 1 Subdivision: THE PLAN STERLIN ACRE FARMS Map Ref: MB M PG 46

Area Sales Analysis

Total Area Sales	$5,129,847	Median # of Bedrooms	
Median Lot Size	9,148 SF	Median # of Baths	
Median Living Area	1,693 SF	Median Year Built	2024
Price Range - 2 Yrs	$13,120 to $585,000	Age Range	1 years to 14 years
Median Value	$399,900	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**261 FANTASIA WAY** **CLARKSVILLE, TN 37043-1683**	05/27/2026	$458,073	$126	3608	//	2014	14,810 SF	
		APN: 039O B 05700 000 Document #: 1545459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 227 Section: 3 District: 1 Subdivision: FARMINGTON MapRef: MB F PG 805 Abbreviated Description: Lot:227 Section:3 District:1 Subdivision:FARMINGTON Map Ref:MB F PG 805								
2	.16Mi.	**1588 COLLINS VIEW WAY** **CLARKSVILLE, TN 37043-1527**	04/06/2026	$399,900	$219	1824	//	2025	8,276 SF	
		APN: 058B F 01300 00001058B Document #: 1538799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Section: 1A Subdivision: STERLIN ACRE FARMS MapRef: MB M PG 46 Abbreviated Description: Lot:59 Section:1A Subdivision:STERLIN ACRE FARMS Map Ref:MB M PG 46								
3	.15Mi.	**1592 COLLINS VIEW WAY** **CLARKSVILLE, TN 37043-1527**	03/10/2026	$374,900	$237	1580	//	2025	9,148 SF	
		APN: 058B F 01200 00001058B Document #: 1535681 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: STERLIN ACRE FARMS SECTION 1A FINAL PLAT MapRef: MB M PG 46 Abbreviated Description: Lot:60 Subdivision:STERLIN ACRE FARMS SECTION 1A FINAL PLAT Map Ref:MB M PG 46								
4	.15Mi.	**224 FANTASIA WAY** **CLARKSVILLE, TN 37043-1536**	11/21/2025	$13,120	$6	2121	//	2012	16,117 SF	
		APN: 039O B 00400 000 Document #: 1523683 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.1Mi.	**1601 COLLINS VIEW WAY** **CLARKSVILLE, TN 37043-2297**	10/07/2025	$399,900	$259	1541	//	2025	8,276 SF	
		APN: 058B E 03200 00001058B Document #: 1518220 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: STERLIN ACRE FARMS SECTION 1A FINAL PLAT MapRef: MB M PG 46 Abbreviated Description: Lot:101 Subdivision:STERLIN ACRE FARMS SECTION 1A FINAL PLAT Map Ref:MB M PG 46								
6	.15Mi.	**1565 COLLINS VIEW WAY** **CLARKSVILLE, TN 37043-1528**	10/03/2025	$399,900	$249	1602	//	2024	9,148 SF	
		APN: 058B E 02300 00001058B Document #: 1517814 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 92 Section: 1A Subdivision: STERLIN ACRE FARMS MapRef: MB M PG 46 Abbreviated Description: Lot:92 Section:1A Subdivision:STERLIN ACRE FARMS Map Ref:MB M PG 46								
7	.15Mi.	**1573 COLLINS VIEW WAY** **CLARKSVILLE, TN 37043-1528**	09/03/2025	$400,000	$257	1552	//	2025	9,148 SF	
		APN: 058B E 02500 00001058B Document #: 1514079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: STERLIN ACRE FARMS SECTION 1A FINAL PLAT MapRef: MB M PG 46 Abbreviated Description: Lot:94 Subdivision:STERLIN ACRE FARMS SECTION 1A FINAL PLAT Map Ref:MB M PG 46								
8	.08Mi.	**252 FANTASIA WAY** **CLARKSVILLE, TN 37043-1536**	08/27/2025	$23,154	$8	2584	//	2014	16,117 SF	
		APN: 039O B 01100 000 Document #: 1513323 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 1 Abbreviated Description: District:1								
9	.17Mi.	**284 BROWNING CT** **CLARKSVILLE, TN 37043-1563**	08/22/2025	$16,200	$5	2947	5//	2018	16,988 SF	Yes
		APN: 039O B 01900 000 Document #: 1512739 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 1 Abbreviated Description: District:1								
10	.05Mi.	**313 FRONTIER DR** **CLARKSVILLE, TN 37043-2301**	08/06/2025	$399,900	$236	1693	//	2024	8,276 SF	
		APN: 058B A 05400 00001039O Document #: 1510599 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: STERLIN ACRE FARMS SECTION 1A FINAL PLAT MapRef: MB M PG 46 Abbreviated Description: Lot:4 Subdivision:STERLIN ACRE FARMS SECTION 1A FINAL PLAT Map Ref:MB M PG 46								
11	.07Mi.	**256 FANTASIA WAY** **CLARKSVILLE, TN 37043-1536**	07/23/2025	$585,000	$164	3546	5//	2019	16,553 SF	
		APN: 039O B 01200 000 Document #: 1508889 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 161 Section: 3 District: 1 Subdivision: FARMINGTON MapRef: MB H PG 30 Abbreviated Description: Lot:161 Section:3 District:1 Subdivision:FARMINGTON Map Ref:MB H PG 30								
12	.1Mi.	**1605 COLLINS VIEW WAY** **CLARKSVILLE, TN 37043-2297**	07/14/2025	$415,000	$246	1684	//	2025	8,276 SF	
		APN: 058B E 03300 00001058B Document #: 1507633 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 102 Subdivision: STERLIN ACRE FARMS SECTION 1A MapRef: MB M PG 46 Abbreviated Description: Lot:102 Subdivision:STERLIN ACRE FARMS SECTION 1A Map Ref:MB M PG 46

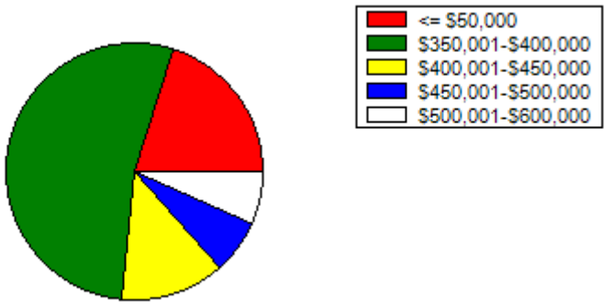
13 .11Mi. **236 FANTASIA WAY** 06/20/2025 $445,000 $169 2625 7/4/ 2013 14,810 SF
CLARKSVILLE, TN 37043-1536
APN: 039O B 00700 000 Document #: 1505075
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 91 Block: 1 Subdivision: FARMINGTON A CLUSTER SUBDIVISION Abbreviated Description: Lot:91 Block:1 Subdivision:FARMINGTON A CLUSTER SUBDIVISION

14 .15Mi. **1569 COLLINS VIEW WAY** 06/18/2025 $399,900 $259 1541 // 2025 8,276 SF
CLARKSVILLE, TN 37043-1528
APN: 058B E 02400 00001058B Document #: 1504848
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: STERLIN ACRE FARMS SECTION 1A MapRef: MB M PG 46 Abbreviated Description: Lot:93 Subdivision:STERLIN ACRE FARMS SECTION 1A Map Ref:MB M PG 46

15 .13Mi. **1624 COLLINS VIEW WAY** 05/29/2025 $399,900 $258 1548 // 2025 10,454 SF
CLARKSVILLE, TN 37043-2297
APN: 058B F 00400 00001039O Document #: 1502103
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Section: 1A Subdivision: STERLIN ACRE FARMS MapRef: MB M PG 46 Abbreviated Description: Lot:68 Section:1A Subdivision:STERLIN ACRE FARMS Map Ref:MB M PG 46

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.	**329 FRONTIER DR**	**02/13/2023**	$401,400	$100,350	1,663		2023	10,890 SF	
.01Mi.	**333 FRONTIER DR**	**02/01/2023**	$347,300	$86,825	1,610		2023	12,197 SF	
.01Mi.	**325 FRONTIER DR**	**08/23/2024**	$382,200	$95,550	1,601		2024	8,712 SF	
.03Mi.	**337 FRONTIER DR**	**09/07/2022**	$375,400	$93,850	1,684		2022	9,583 SF	
.03Mi.	**321 FRONTIER DR**	**05/24/2024**	$380,900	$95,225	1,584		2024	8,276 SF	
.04Mi.	**322 FRONTIER DR**	**07/01/2024**	$371,700	$92,925	1,574		2024	9,583 SF	
.04Mi.	**341 FRONTIER DR**	**12/13/2022**	$381,900	$95,475	1,610		2022	9,148 SF	
.04Mi.	**317 FRONTIER DR**	**11/08/2024**	$387,200	$96,800	1,614		2024	8,276 SF	
.04Mi.	**326 FRONTIER DR**	**07/12/2024**	$389,700	$97,425	1,652		2024	9,583 SF	
.05Mi.	**330 FRONTIER DR**	**09/12/2024**	$373,000	$93,250	1,610		2024	8,712 SF	
.05Mi.	**314 FRONTIER DR**	**09/01/2023**	$371,100	$92,775	1,493		2023	7,841 SF	
.05Mi.	**345 FRONTIER DR**	**07/09/2024**	$374,400	$93,600	1,541		2024	9,148 SF	
.05Mi.	**313 FRONTIER DR**	**07/30/2025**	$417,400	$104,350	1,693		2024	8,276 SF	
.05Mi.	**334 FRONTIER DR**	**02/25/2025**	$368,000	$92,000	1,508		2023	8,276 SF	
.06Mi.	**310 FRONTIER DR**	**02/16/2024**	$382,300	$95,575	1,574		2023	8,276 SF	
.06Mi.	**349 FRONTIER DR**	**04/25/2025**	$376,300	$94,075	1,580		2024	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **329 FRONTIER DR, CLARKSVILLE, TN 37043-2301** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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