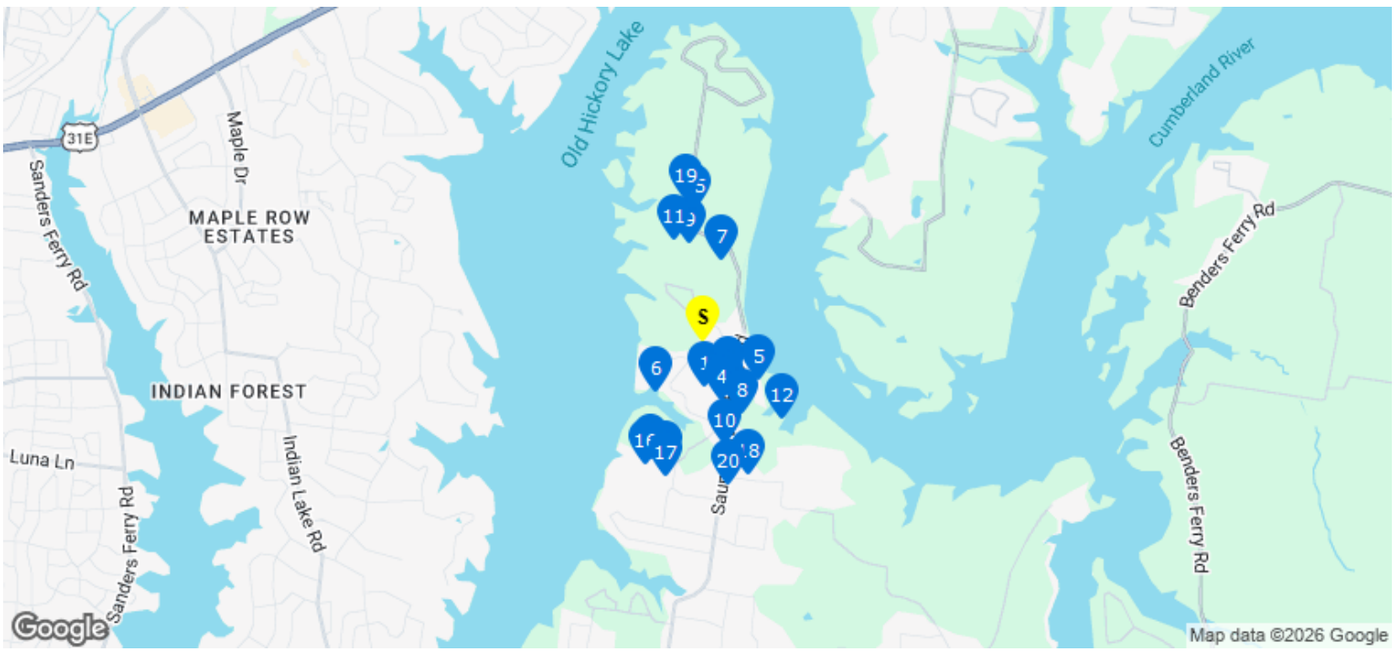
ICE SiteX Report

OrderID: 98775496

SiteX Property Information Report



Subject Property Location

355 CROSSWINDS DR, MOUNT JULIET, TN 37122-5063

County:	**WILSON TN**	Census Tract:	0303.03
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	029J A 01200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$854,000**	FSD:	57	Common Confidence Score:	13
Value Range:	$367,220 - $1,340,780	ICE Confidence Score:	43		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	95I00
Assd Land Value:	$23,075	Market Land Value:	$92,300	Tax Year:	2025
Assd Improvement:	$775	Market Improvment Value:	$3,100	Total Taxable Value:	$455
Total Assessed Value:	$23,850	Total Assessor Market Value:	$95,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 District: 01 Subdivision: CROSSWINDS Map Ref: 029J
Abbreviated Description: DISTRICT: 01 AND ADDITIONAL ACRES, COUNTY AREA: D02

Property Characteristics

Lot Size:	2.430 AC	Bedrooms:		Pool:	
Building Area:	1318 SF	Baths:	2	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Packaged Unit
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2025	Sales Price:	$270,315
Document #:	25015968 BK-PG 2087-1256	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/18/2021	Loan Amount:	N/A
Document #:	21021578 BK-PG 2087-1256	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/11/2021		
TD Due Date:	06/01/2051	Type Finance:	
Legal Description:			

District: 01 Subdivision: CROSS WINDS SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	05/25/2021	Sales Price:	N/A
Document #:	21018458 BK-PG 1937-1386	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/03/2020	Loan Amount:	N/A

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Document #:	20696509 BK-PG 1937-1386	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/09/2019		
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Subdivision: CROWW WINDS SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	01/15/2020	Sales Price:	N/A
Document #:	20694890 BK-PG 1859-1563	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/28/2018	Loan Amount:	N/A
Document #:	18660626 BK-PG 1859-1563	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/21/2018		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
District: 01 Subdivision: CROSS WINDS SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	10/20/2016	Loan Amount:	N/A
Document #:	16594665 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/17/2016		
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Subdivision: CROSS WINDS SUBDIVISION Map Ref: MB2 PG104

Prior Transfer

Recording Date:	10/20/2016	Sales Price:	$21,520
Document #:	16594664 BK-PG 1726-1299	Type of Sale:	Arms-Length Transfer
Contract Date:	10/17/2016		
Document Type:	Deed		

Legal Description:
Subdivision: CROSS WINDS SUBDIVISION Map Ref: MB2 PG104

Prior Transfer

Recording Date:	02/27/2013	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 01 Subdivision: CROSSWINDS
Abbreviated Description: DISTRICT: 01 AND ADDITIONAL ACRES, COUNTY AREA: D02

Prior Transfer

Recording Date:	09/25/2008	Sales Price:	$25,000
Document #:	08378676 BK-PG 1098-2054	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/23/2005	Loan Amount:	N/A
Document #:	BK-PG 1098-2054	Loan Type:	
Contract Date:	02/18/2005		
TD Due Date:	02/18/2015	Type Finance:	

Legal Description:
Map Ref: 0

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1010 NOEL DR** **MOUNT JULIET, TN 37122-1355**	04/24/2026	$680,000	$211	3229	//3	2015	SF	
2	.27Mi.	**201 JAMES MATTHEW LN** **MOUNT JULIET, TN 37122-6903**	07/13/2026	$667,500	$240	2776	//2.5	2004	SF	
3	.34Mi.	**300 DANI CT** **MOUNT JULIET, TN 37122-6906**	02/10/2026	$775,000	$218	3547	//2.5	2003	SF	

1 .26Mi. **1010 NOEL DR** **MOUNT JULIET, TN 37122-1355** 04/24/2026 $680,000 $211 3229 //3 2015 SF
APN: 029O C 05600 Document #: 26009033
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: THE OAKS OF LAKEVIEW MapRef: MB 24 PG 480 Abbreviated Description: Lot:58 Subdivision:THE OAKS OF LAKEVIEW Map Ref:MB 24 PG 480

2 .27Mi. **201 JAMES MATTHEW LN** **MOUNT JULIET, TN 37122-6903** 07/13/2026 $667,500 $240 2776 //2.5 2004 SF
APN: 029O C 01600 Document #: 26016466
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: OAKS AT LAKEVIEW MapRef: MB P2 PG 480 Abbreviated Description: Lot:16 Subdivision:OAKS AT LAKEVIEW Map Ref:MB P2 PG 480

3 .34Mi. **300 DANI CT** **MOUNT JULIET, TN 37122-6906** 02/10/2026 $775,000 $218 3547 //2.5 2003 SF
APN: 029O C 02300 Document #: 26002832
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: THE OAKS OF LAKEVIEW MapRef: MB 24 PG 480 Abbreviated Description: Lot:23 Subdivision:THE OAKS OF LAKEVIEW Map Ref:MB 24 PG 480

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4	.35Mi.	**206 JAMES MATTHEW LN** **MOUNT JULIET, TN 37122-6902**	01/14/2026	$790,000	$268	2943	//4	2004	SF	P

APN: 029O C 03800 Document #: 26000836
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: THE OAKS OF LAKEVIEW MapRef: MB 24 PG 480 Abbreviated Description: Lot:38 Subdivision:THE OAKS OF LAKEVIEW Map Ref:MB 24 PG 480

5	.38Mi.	**37 KEBU RD** **MOUNT JULIET, TN 37122-2154**	11/05/2025	$535,000	$199	2695	//3.5	2006	SF	

APN: 029N B 02800 Document #: 25024606
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: KEBU SUBDIVISION MapRef: MB 3 PG 50 Abbreviated Description: Lot:2 Subdivision:KEBU SUBDIVISION Map Ref:MB 3 PG 50

6	.39Mi.	**1062 SHADOW LN** **MOUNT JULIET, TN 37122-2007**	10/06/2025	$975,000	$389	2506	//3	1961	SF	

APN: 029J C 01200 Document #: 25022246
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: LAKE FOREST ACRES SUBDIVISION MapRef: MB 3 PG 118 Abbreviated Description: Lot:13 Subdivision:LAKE FOREST ACRES SUBDIVISION Map Ref:MB 3 PG 118

7	.47Mi.	**3255 SAUNDERSVILLE FERRY RD** **MOUNT JULIET, TN 37122-2787**	08/25/2026	$1,561,230	$458	3408	//3	2024	69,696 SF	

APN: 029 00205 Document #: 26020335
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: JEAN GARRETT PROPERTY MapRef: MB 31 PG 745 Abbreviated Description: Lot:3 Subdivision:JEAN GARRETT PROPERTY Map Ref:MB 31 PG 745

8	.47Mi.	**2237 SAUNDERSVILLE FERRY RD** **MOUNT JULIET, TN 37122-1357**	01/09/2026	$615,000	$261	2354	//3	2005	SF	P

APN: 029O C 00400 Document #: 26000584
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: THE OAKS OF LAKEVIEW MapRef: MB P24 PG 480 Abbreviated Description: Lot:4 Subdivision:THE OAKS OF LAKEVIEW Map Ref:MB P24 PG 480

9	.56Mi.	**1202 WILLOW BROOK PASS** **MOUNT JULIET, TN 37122-2097**	03/10/2026	$935,000	$233	4012	//3.5	1994	SF	

APN: 029B C 00200 Document #: 26005051
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: HICKORY ISLES Phase No: II MapRef: MB 19 PG 862 Abbreviated Description: Lot:12 Subdivision:HICKORY ISLES Phase No:II Map Ref:MB 19 PG 862

10	.59Mi.	**671 NOEL DR** **MOUNT JULIET, TN 37122-2027**	07/06/2026	$263,302	$175	1507	//1	1963	SF	

APN: 029O B 00700 Document #: 26015941
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Section: 1 District: 01 Subdivision: GLEN HILLS SUBDIVISION MapRef: MB 3 PG 74 Abbreviated Description: Lot:16 Section:1 District:01 Subdivision:GLEN HILLS SUBDIVISION Map Ref:MB 3 PG 74

11	.6Mi.	**1009 MYSTIC STREAMS DR** **MOUNT JULIET, TN 37122-5043**	10/21/2026	$810,000	$178	4541	//3.5	1993	SF	P

APN: 029B A 00500 Document #: 26024954
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 District: 1 Subdivision: HICKORY ISLES Phase No: I MapRef: MB 1940 PG 82 Abbreviated Description: Lot:16 District:1 Subdivision:HICKORY ISLES Phase No:I Map Ref:MB 1940 PG 82

12	.63Mi.	**135 KEENAN LN** **MOUNT JULIET, TN 37122-2142**	08/19/2026	$1,400,000	$363	3861	//2.5	1979	SF	

APN: 029N B 00200 Document #: 26019834
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: KEBU SUBDIVISION MapRef: MB 3 PG 50 Abbreviated Description: Lot:27 Subdivision:KEBU SUBDIVISION Map Ref:MB 3 PG 50

13	.73Mi.	**426 BEACON HILL DR** **MOUNT JULIET, TN 37122-2083**	09/23/2025	$405,000	$188	2150	//2	1973	SF	

APN: 031B B 02200 Document #: 25020892
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 59 Section: 2 Subdivision: GLEN HILLS MapRef: MB 3 PG 75 Abbreviated Description: Lot:59 Section:2 Subdivision:GLEN HILLS Map Ref:MB 3 PG 75

14	.74Mi.	**611 BEACON HILL LN** **MOUNT JULIET, TN 37122-2044**	05/04/2026	$596,800	$274	2182	//2	1974	SF	

APN: 031B D 01600 Document #: 26010082
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 District: 01 Subdivision: BEACON HILL ESTATES MapRef: MB 9 PG 94 Abbreviated Description: Lot:6 District:01 Subdivision:BEACON HILL ESTATES Map Ref:MB 9 PG 94

15	.75Mi.	**1503 CANDLELIT CV** **MOUNT JULIET, TN 37122-2005**	09/28/2026	$1,800,000	$546	3296	//5	2006	SF	

APN: 029B B 00300 Document #: 26023036
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 41 District: 1 Subdivision: HICKORY ISLES Phase No: III MapRef: MB 19 PG 34 Abbreviated Description: Lot:41 District:1 Subdivision:HICKORY ISLES Phase No:III Map Ref:MB 19 PG 34

16	.78Mi.	**429 BEACON HILL DR** **MOUNT JULIET, TN 37122-2084**	10/10/2025	$135,000			//		SF	

APN: 031B B 02800 Document #: 25022614
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 92 District: 01 Subdivision: SECTION TWO GLEN HILLS SUBDIVISION MapRef: MB 3 PG 75 Abbreviated Description: Lot:92 District:01 Subdivision:SECTION TWO GLEN HILLS SUBDIVISION Map Ref:MB 3 PG 75

17	.79Mi.	**607 BEACON HILL LN** **MOUNT JULIET, TN 37122-2044**	09/18/2025	$639,000	$227	2814	//2.5	1974	SF	P

APN: 031B D 01800 Document #: 25020541
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

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Legal: Lot: 4 Subdivision: BEACON HILL ESTATES MapRef: MB 9 PG 94 Abbreviated Description: Lot:4 Subdivision:BEACON HILL ESTATES Map Ref:MB 9 PG 94

18	.8Mi.	**1896 SAUNDERSVILLE FERRY RD** **MOUNT JULIET, TN 37122-2063**	02/20/2026	$395,000	$264	1497	//2	1977	SF

APN: 031C A 01100 Document #: 26003627
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: GARDEN ACRES SUBDIVISION MapRef: MB 5 PG 55 Abbreviated Description: Lot:8 Subdivision:GARDEN ACRES SUBDIVISION Map Ref:MB 5 PG 55

19	.81Mi.	**1507 CANDLELIT CV** **MOUNT JULIET, TN 37122-2005**	05/21/2026	$1,300,000	$400	3253	//3.3	2006	SF

APN: 029B B 00500 Document #: 26011879
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: HICKORY ISLES MapRef: MB 19 PG 34 Abbreviated Description: Lot:43 Subdivision:HICKORY ISLES Map Ref:MB 19 PG 34

20	.83Mi.	**1821 SAUNDERSVILLE FERRY RD** **MOUNT JULIET, TN 37122-2066**	09/09/2025	$644,000	$301	2142	//2.3	2008	50,530 SF

APN: 031 00305 Document #: 25019711
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: WILLIAM J LANE PROPERTY MapRef: MB P26 PG 289 Abbreviated Description: Lot:4 Subdivision:WILLIAM J LANE PROPERTY Map Ref:MB P26 PG 289

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.	**355 CROSSWINDS DR**	**10/17/2016**	$95,400	$23,850	1,318	//2	1979	2 SF	
.13Mi.	**455 CROSSWINDS DR**	**03/28/2012**	$45,500	$11,375	600		1978		
.32Mi.	**700 LAKESIDE CT**	**11/17/1995**	$94,500	$23,625					
.63Mi.	**3230 SAUNDERSVILLE FERRY RD**	**09/08/2022**	$385,200	$96,300				3 SF	
.65Mi.	**WILLOW BROOK POINT**	**08/07/2001**	$180,000	$45,000					
.66Mi.	**1006 MYSTIC STREAMS DR**	**07/12/2001**	$180,000	$45,000					
.7Mi.	**SAUNDERSVILLE FRY**	**06/14/2021**	$80,000	$20,000					
.72Mi.	**816 CREEKWOOD CT**	**10/17/2018**	$2,963,800	$740,950	9,680	//5.3	2004	12 SF	P
.83Mi.	**NOEL DR**	**05/28/2002**	$159,100	$39,775				3 SF	
.85Mi.	**3686 SAUNDERSVILLE FERRY RD**	**07/18/2022**	$682,800	$170,700				2 SF	
.9Mi.	**518 WEEPING ELM RD**	**04/21/2016**	$156,800	$39,200					
.97Mi.	**402 BEACON HILL DR**	**10/03/2023**	$107,000	$26,750					

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	41.3 years old	Households:	28,167
Median Household Income:	$106,823	Households w/Family:	77%
Household Income Per Capita:	$47,926	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	38%

School District

School District Zone:	Wilson County School District	Students:	20,703
Number of Schools:	25	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.29Mi.	**Mt. Juliet Middle School** Number of Students: 1,002 Student-Teacher Ratio: NA	A+	Public	6 - 8
4.31Mi.	**Green Hill High School** Number of Students: 1,606 Student-Teacher Ratio: NA	A	Public	9 - 12
2.04Mi.	**Lakeview Elementary School** Number of Students: 455 Student-Teacher Ratio: NA	A+	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	85%	LOWER
OVERALL	73%	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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