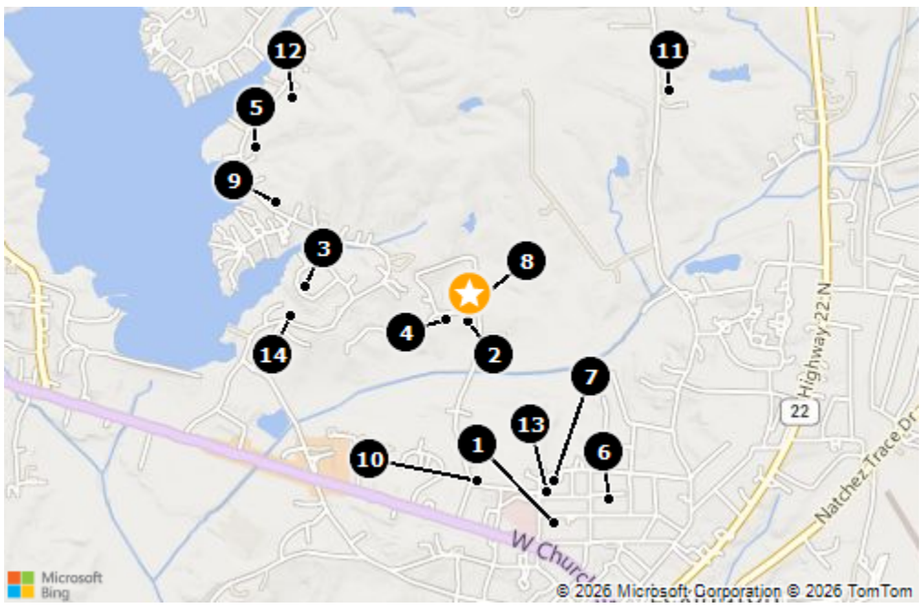
ICE SiteX Report

OrderID: 98738673

SiteX Property Information Report



Subject Property Location

509 WESTWOOD DR, LEXINGTON, TN 38351-2503

County:	**HENDERSON TN**	Census Tract:	470779753.021039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	082A A 05300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$244,720 - $287,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	39A01
Assd Land Value:	$5,825	Market Land Value:	$23,300	Tax Year:	2025
Assd Improvement:	$45,350	Market Improvment Value:	$181,400	Total Taxable Value:	
Total Assessed Value:	$51,175	Total Assessor Market Value:	$204,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 District: 05 Subdivision: CHEYENNE HILLS Map Ref: 082A
Abbreviated Description: DISTRICT: 05, COUNTY AREA: G01
City/Muni/Twp: LEXINGTON

Property Characteristics

Lot Size:	29,185 SF	Bedrooms:		Pool:	
Building Area:	1620 SF	Baths:	2	Fireplace:	1
Year Built:	1991	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	Number of Cars:	2	A/C:	K
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/10/2025	Sales Price:	N/A
Document #:	130115 BK-PG 621-667	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/24/2019	Loan Amount:	N/A
Document #:	105443 BK-PG 0000000621-0000000667	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/24/2019	Sales Price:	$175,500
Document #:	105442 BK-PG 282-392	Type of Sale:	Full Amount on Deed
Contract Date:	09/23/2019		
Document Type:			
Legal Description:			

Lot: 20 Subdivision: CHEYENNE HILLS
Abbreviated Description: HOUSEHOLD UNITS

Prior Transfer

Recording Date:	09/23/2019	Sales Price:	$175,500

ICE SiteX Report

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Document #:	BK-PG 282 -392	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 District: 05 Subdivision: CHEYENNE HILLS Map Ref: 082A
Abbreviated Description: DISTRICT: 05, COUNTY AREA: G01
City/Muni/Twp: LEXINGTON

Prior Transfer

Recording Date:	10/10/1990	Sales Price:	$6,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,722,230	Median # of Bedrooms	
Median Lot Size	4,939 SF	Median # of Baths	2
Median Living Area	1,743 SF	Median Year Built	1985
Price Range - 2 Yrs	$100,000 to $465,000	Age Range	20 years to 70 years
Median Value	$264,750	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.65Mi.	**261 DAVIS ST** **LEXINGTON, TN 38351-1567**	09/01/2026	$160,000	$103	1541	//1	1962	13,858 SF	
		APN: 082H G 00200 Document #: 137123 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5								
2	.08Mi.	**287 CHEYENNE CIR** **LEXINGTON, TN 38351-1499**	09/01/2026	$253,500	$158	1596	//2	1994	SF	
		APN: 082A A 03101 Document #: 137125 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5								
3	.43Mi.	**145 CRESTWOOD LN** **LEXINGTON, TN 38351-1213**	08/17/2026	$321,000	$88	3610	//2	1985	44,867 SF	
		APN: 081D A 02000 Document #: 136863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25A Subdivision: EASTERN SHORES SUBDIVISION Abbreviated Description: Lot:25A Subdivision:EASTERN SHORES SUBDIVISION								
4	.09Mi.	**311 CHEYENNE CIR** **LEXINGTON, TN 38351-1437**	07/24/2026	$300,000	$198	1512	//2.5	2006	SF	
		APN: 082A A 02901 Document #: 136531 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.69Mi.	**320 EASTERN SHORES DR** **LEXINGTON, TN 38351-1208**	07/20/2026	$465,000	$138	3368	//2.5	1992	SF	
		APN: 081D A 07400 Document #: 136446 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25C District: 5 Subdivision: EASTERN SHORES SUBDIVISION Legal Unit: 3 MapRef: FILE 1 PG 23 Abbreviated Description: Lot:25C District:5 Subdivision:EASTERN SHORES SUBDIVISION Legal Unit:3 Map Ref:FILE 1 PG 23								
6	.66Mi.	**209 HOLMES ST** **LEXINGTON, TN 38351-1537**	07/13/2026	$150,000	$184	812	//1	1958	9,877 SF	
		APN: 082H D 01500 Document #: 136353 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 District: 5 Subdivision: JOHN L SISSON SUBDIVISION Abbreviated Description: Lot:5 District:5 Subdivision:JOHN L SISSON SUBDIVISION City/Muni/Twp:LEXINGTON City/Muni/Twp: LEXINGTON								
7	.54Mi.	**293 SUMMERS ST** **LEXINGTON, TN 38351-1425**	06/16/2026	$100,000	$63	1569	//1.5	1963	12,690 SF	
		APN: 082H B 00200 Document #: 135982 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5								
8	.03Mi.	**499 WESTWOOD DR** **LEXINGTON, TN 38351-2503**	06/02/2026	$276,000	$146	1890	//2	1990	SF	
		APN: 082A A 05400 Document #: 135752 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5								
9	.56Mi.	**296 EASTERN SHORES DR** **LEXINGTON, TN 38351-1237**	04/30/2026	$424,900	$183	2311	//3	1985	SF	
		APN: 081D A 06800 Document #: 135341 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.49Mi.	**242 WESTWOOD DR** **LEXINGTON, TN 38351-1418**	04/07/2026	$178,000	$134	1320	//1.5	1966	22,656 SF	
		APN: 082H A 00400 Document #: 135016 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5								
11	.75Mi.	**1516 OLD HUNTINGDON RD** **LEXINGTON, TN 38351-5500**	03/02/2026	$210,000	$105	1995	//2	1956	54,886 SF	
		APN: 071 09604 Document #: 134579 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 5 Abbreviated Description: District:5								
12	.7Mi.	**348 EASTERN SHORES DR** **LEXINGTON, TN 38351-1208**	12/11/2025	$382,330	$140	2718	//3	1993	SF	
		APN: 072L A 01300 Document #: 133625								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19C District: 5 Subdivision: EASTERN SHORES SUBDIVISION Legal Unit: III MapRef: FILE 1 PG 23 Abbreviated Description: Lot:19C District:5 Subdivision:EASTERN SHORES SUBDIVISION Legal Unit:III Map Ref:FILE 1 PG 23

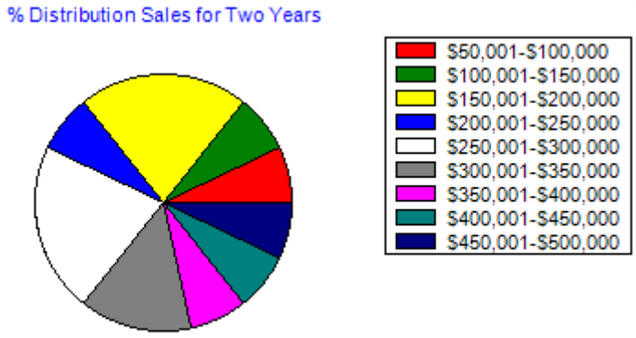
13	.56Mi.	**300 HOLMES ST** **LEXINGTON, TN 38351-1570**	12/11/2025	$165,000	$166	992	//1	1965	10,890 SF	

APN: 082H B 03300 Document #: 133627
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 District: 5 Subdivision: JOHNSON SUBDIVISION Abbreviated Description: Lot:13 District:5 Subdivision:JOHNSON SUBDIVISION

14	.47Mi.	**185 EASTERN SHORES DR** **LEXINGTON, TN 38351-1203**	12/04/2025	$336,500	$113	2959	//2	1985	SF

APN: 081D B 00300 Document #: 133535
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3D District: 5 Subdivision: EASTERN SHORES SUBDIVISION UNIT IV MapRef: MB 1 PG 24 Abbreviated Description: Lot:3D District:5 Subdivision:EASTERN SHORES SUBDIVISION UNIT IV Map Ref:MB 1 PG 24

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.

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.	**509 WESTWOOD DR**	**09/23/2019**	$204,700	$51,175	1,620	//2	1991	29,185 SF	
.02Mi.	**519 WESTWOOD DR**	**05/07/1990**	$196,800	$49,200	1,404	//2	1990	22,651 SF	
.03Mi.	**499 WESTWOOD DR**	**06/21/1991**	$301,300	$75,325	1,890	//2	1990		
.04Mi.	**296 CHEYENNE CIR**	**10/08/2024**	$171,700	$42,925	1,332	//2	1996		
.04Mi.	**529 WESTWOOD DR**	**01/04/2018**	$168,500	$42,125	1,162	//2	1994	22,651 SF	
.05Mi.	**512 WESTWOOD DR**	**01/06/2021**	$193,700	$48,425	1,495	//2	1993	21,780 SF	
.05Mi.	**502 WESTWOOD DR**	**10/07/2022**	$195,200	$48,800	1,586	//2	1996		
.05Mi.	**516 WESTWOOD DR**	**04/23/2020**	$224,500	$56,125	1,632	//2	1991		
.05Mi.	**302 CHEYENNE CIR**	**01/30/2012**	$176,000	$44,000	1,214	//2	1994	19,602 SF	
.06Mi.	**559 WESTWOOD DR**	**04/17/2025**	$198,000	$49,500	1,707	//2	1993	22,651 SF	
.06Mi.	**494 WESTWOOD DR**	**04/15/2025**	$174,200	$43,550	1,336	//2	1994	26,136 SF	
.06Mi.	**526 WESTWOOD DR**	**04/10/2025**	$183,000	$45,750	1,482	//2	1990	25,700 SF	
.07Mi.	**490 WESTWOOD DR**	**07/07/2023**	$230,800	$57,700	1,888	//3	1995		
.07Mi.	**314 CHEYENNE CIR**	**11/01/2021**	$199,600	$49,900	1,476	//2	2004		
.08Mi.	**364 CHEYENNE CIR**	**11/07/2014**	$209,800	$52,450	1,491	//2	2004		
.08Mi.	**287 CHEYENNE CIR**	**02/18/2009**	$196,200	$49,050	1,596	//2	1994		

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	40.9 years old	Households:	6,651
Median Household Income:	$56,780	Households w/Family:	63%
Household Income Per Capita:	$26,997	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Lexington City Elementary School District	Students:	893
Number of Schools:	2	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.22Mi.	**Paul G. Caywood Elementary School**	A-	Public	PK - 5

Number of Students: 655

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Student-Teacher Ratio: NA

1.22Mi. **Paul G. Caywood Elementary School** Number of Students: 655 Student-Teacher Ratio: NA		A-	Public	PK - 5
1.53Mi. **Lexington Middle School** Number of Students: 238 Student-Teacher Ratio: NA		A	Public	6 - 8
1.53Mi. **Lexington Middle School** Number of Students: 238 Student-Teacher Ratio: NA		A	Public	6 - 8

Flood Report

The Subject Property of **509 WESTWOOD DR, LEXINGTON, TN 38351-2503** 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	119%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	101%	SIMILAR
OVERALL	102%	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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