ICE SiteX Report

OrderID: 98697748

SiteX Property Information Report



Subject Property Location

685 W CREEK DR, CLARKSVILLE, TN 37040-6788

County:	**MONTGOMERY TN**	Census Tract:	471251020.013016
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	042N C 02400 000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$252,560 - $321,440	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$67,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$189,300	Total Taxable Value:	$1,935
Total Assessed Value:	$64,075	Total Assessor Market Value:	$256,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 197 Block: E-2 District: 135 Subdivision: WEST CREEK Map Ref: MB 13; PP 207

Abbreviated Description:	SUBDIVISION: WEST CREEK BLOCK: E-2 LOT: 197 PLAT BOOK: 13 PLAT PAGE: 207 WDDK SITS ON 2 STEEL I-BEAMS & IS MADE OUT OF
City/Muni/Twp:	CLARKSVILLE

Property Characteristics

Lot Size:	30,056 SF	Bedrooms:		Pool:	
Building Area:	1640 SF	Baths:	3	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Carport	Heating:	Yes
Number of Stories:	1+B	Number of Cars:		A/C:	K
Style:	Ranch	Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/07/2025	Sales Price:	N/A
Document #:	1521979 BK-PG 2464-3912	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/07/2025		
Document Type:			

Legal Description:
Lot: 197 Section: E-2 Subdivision: WEST CREEK SUBDIVISION Map Ref: MB 13 PG 207 PL 207

Prior Transfer

Recording Date:	11/07/2025	Sales Price:	N/A
Document #:	1521979 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 197 Block: E-2 District: 135 Subdivision: WEST CREEK Map Ref: MB 13; PP 207
Abbreviated Description: SUBDIVISION: WEST CREEK BLOCK: E-2 LOT: 197 PLAT BOOK: 13 PLAT PAGE: 207 WDDK SITS ON 2 STEEL I-BEAMS & IS MADE OUT OF
City/Muni/Twp: CLARKSVILLE

Prior Transfer

Recording Date:	06/12/2025	Sales Price:	N/A
Document #:	1503973 BK-PG 1664-418	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/14/2016	Sales Price:	$148,015
Document #:	1075953 BK-PG 1227-2575	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/02/2016	Loan Amount:	N/A
Document #:	1074848 BK-PG 1664-418	Loan Type:	VA
TD Due Date:	02/17/2041	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	05/01/2008	Loan Amount:	N/A
Document #:	BK-PG 1227-2575	Loan Type:	VA
TD Due Date:	04/30/2038	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/03/2001	Sales Price:	$14,000
Document #:	BK-PG 779-0014	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/16/2000	Sales Price:	$9,250 Multiple Parcels Involved in this transaction
Document #:	BK-PG 746-1476	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 197 Block: E-2 Subdivision: WEST CREEK

Area Sales Analysis

Total Area Sales	$4,180,400	Median # of Bedrooms	
Median Lot Size	20,691 SF	Median # of Baths	2
Median Living Area	1,535 SF	Median Year Built	1992
Price Range - 2 Yrs	$191,000 to $382,000	Age Range	3 years to 41 years
Median Value	$299,500	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**750 W CREEK DR** **CLARKSVILLE, TN 37040-6018**	09/23/2026	$355,000	$150	2364	//2.5	1992	23,522 SF	
		APN: 042O C 01000 000 Document #: 155971 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 151 Section: D Subdivision: WEST CREEK SUBDIVISION MapRef: MB 13 PG 38 PL 38 Abbreviated Description: Lot:151 Section:D Subdivision:WEST CREEK SUBDIVISION Map Ref:MB 13 PG 38 PL 38								
2	.82Mi.	**434 IRISH HILLS DR** **CLARKSVILLE, TN 37042-2818**	09/15/2026	$308,500	$236	1306	//	2022	7,405 SF	
		APN: 042J K 00900 00003042J Document #: 1558882 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Section: 1B Subdivision: IRISH HILLS MapRef: MB L PG 100 Abbreviated Description: Lot:101 Section:1B Subdivision:IRISH HILLS Map Ref:MB L PG 100City/Muni/Twp:CLUSTER City/Muni/Twp: CLUSTER								
3	.75Mi.	**1012 DUBLIN DR** **CLARKSVILLE, TN 37042-2820**	08/13/2026	$290,000	$223	1300	//	2022	7,405 SF	
		APN: 042J J 00200 00003042J Document #: 1555358 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Section: 1B Subdivision: IRISH HILLS MapRef: MB L PG 100 Abbreviated Description: Lot:32 Section:1B Subdivision:IRISH HILLS Map Ref:MB L PG 100								
4	.64Mi.	**831 LENNOX RD** **CLARKSVILLE, TN 37042-3709**	08/12/2026	$191,000	$89	2127	//2	1985	13,068 SF	
		APN: 042O B 00900 000 Document #: 1555080 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 246 Section: 6-D Subdivision: MONTGOMERY ESTATES SUBDIVISION MapRef: MB 12 PG 36 PL 36 Abbreviated Description: Lot:246 Section:6-D Subdivision:MONTGOMERY ESTATES SUBDIVISION Map Ref:MB 12 PG 36 PL 36								
5	.1Mi.	**720 JACE DR** **CLARKSVILLE, TN 37040-6012**	08/05/2026	$220,000	$79	2776	//2.5	1989	20,909 SF	
		APN: 042N C 00100 000 Document #: 1554340 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 52 Section: B Subdivision: WEST CREEK MapRef: MB 12 PG 138 PL 138 Abbreviated Description: Lot:52 Section:B Subdivision:WEST CREEK Map Ref:MB 12 PG 138 PL 138								
6	.82Mi.	**1823 PATRICIA DR** **CLARKSVILLE, TN 37040-6756**	06/08/2026	$382,000	$173	2201	//3.5	2008	24,394 SF	
		APN: 055E J 06700 000 Document #: 1546819 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 228 Section: 1 Subdivision: RIVER HEIGHTS CLUSTER SUBDIVISION MapRef: MB F PG 316 Abbreviated Description: Lot:228 Section:1 Subdivision:RIVER HEIGHTS CLUSTER SUBDIVISION Map Ref:MB F PG 316								
7	.28Mi.	**721 CLAYTON DR** **CLARKSVILLE, TN 37040-6007**	06/02/2026	$340,000	$229	1483	//2	1990	39,640 SF	
		APN: 042N D 01000 000 Document #: 1546273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 128 Subdivision: WEST CREEK SECTION C MapRef: MB 12 PG 282 Abbreviated Description: Lot:128 Subdivision:WEST CREEK SECTION C Map Ref:MB 12 PG 282								

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8	.7Mi.	**394 HERON RIDGE CT** **CLARKSVILLE, TN 37040-7347**	05/20/2026	$350,000	$168	2077	//2.5	2010	66,211 SF

APN: 055E J 00900 000 Document #: 1544619
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 186 District: 12 Subdivision: RIVER HEIGHTS MapRef: MB O PG 193 Abbreviated Description: Lot:186 District:12 Subdivision:RIVER HEIGHTS Map Ref:MB O PG 193

9	.12Mi.	**1909 CLAYMONT DR** **CLARKSVILLE, TN 37040-6002**	04/30/2026	$302,000	$134	2244	//2	1987	29,185 SF

APN: 055C A 00701 000 Document #: 1541906
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Section: A Subdivision: WEST CREEK SUBDIVISION MapRef: MB 12 PG 109 PL 109 Abbreviated Description: Lot:10 Section:A Subdivision:WEST CREEK SUBDIVISION Map Ref:MB 12 PG 109 PL 109

10	.74Mi.	**532 LUCKY LN** **CLARKSVILLE, TN 37042-1056**	04/23/2026	$305,000	$221	1378	//	2023	7,405 SF

APN: 042J J 03300 00003042K Document #: 1541202
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63 Section: 1C District: 3 Subdivision: IRISH HILLS MapRef: MB N PG 16 Abbreviated Description: Lot:63 Section:1C District:3 Subdivision:IRISH HILLS Map Ref:MB N PG 16

11	.71Mi.	**1032 DUBLIN DR** **CLARKSVILLE, TN 37042-2820**	04/02/2026	$297,000	$232	1280	//	2023	11,326 SF

APN: 042J J 00700 00003042J Document #: 1538601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: IRISH HILLS SECTION 1C MapRef: MB N PG 16 Abbreviated Description: Lot:37 Subdivision:IRISH HILLS SECTION 1C Map Ref:MB N PG 16

12	.66Mi.	**1849 PATRICIA DR** **CLARKSVILLE, TN 37040-6756**	03/24/2026	$255,000	$170	1495	4/4/2.25	1987	25,700 SF

APN: 055E D 00400 000 Document #: 1537364
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 172 Section: 6 Subdivision: CEDARBROOK SUBDIVISION MapRef: MB 12 PG 10 PL 10A Abbreviated Description: Lot:172 Section:6 Subdivision:CEDARBROOK SUBDIVISION Map Ref:MB 12 PG 10 PL 10A

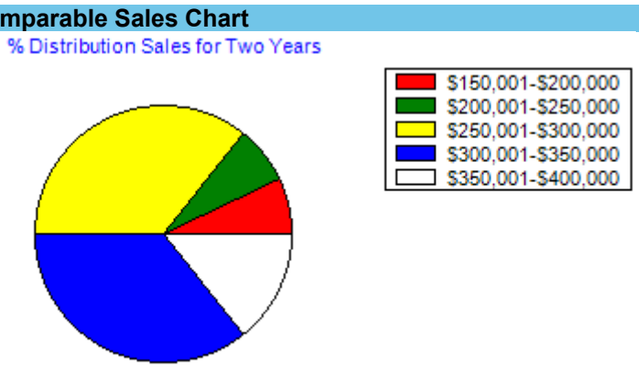
13	.29Mi.	**735 JACE DR** **CLARKSVILLE, TN 37040-6011**	03/17/2026	$295,000	$187	1574	//2	1990	20,038 SF

APN: 042N E 01600 000 Document #: 1536470
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 96 Section: C Subdivision: WEST CREEK MapRef: MB 12 PG 190 PL 190 Abbreviated Description: Lot:96 Section:C Subdivision:WEST CREEK Map Ref:MB 12 PG 190 PL 190

14	.38Mi.	**2002 W CREEK CT** **CLARKSVILLE, TN 37040-6030**	02/25/2026	$289,900	$217	1333	//2	1992	20,473 SF

APN: 042N D 04700 000 Document #: 1533834
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 160 Section: D Subdivision: WEST CREEK MapRef: MB 13 PG 43 PL 43 Abbreviated Description: Lot:160 Section:D Subdivision:WEST CREEK Map Ref:MB 13 PG 43 PL 43

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.	**685 W CREEK DR**	**11/07/2025**	$256,300	$64,075	1,640	//3	1962	30,056 SF	
.02Mi.	**683 W CREEK DR**	**04/12/2022**	$412,700	$103,175	2,263		2022	21,780 SF	
.03Mi.	**689 W CREEK DR**	**02/14/2022**	$394,300	$98,575	2,514	//2.5	1995	1 SF	
.04Mi.	**1902 CLAYMONT DR**	**05/20/2007**	$331,900	$82,975	2,272	//2.5	1988	21,344 SF	
.04Mi.	**1900 CLAYMONT DR**	**01/24/2020**	$287,900	$71,975	1,709	//2	1989	25,265 SF	Yes
.05Mi.	**1904 CLAYMONT DR**	**07/29/2015**	$276,300	$69,075	1,343	//2	1989	30,928 SF	
.05Mi.	**712 JACE DR**	**10/21/2021**	$272,900	$68,225	1,246	//2.25	1994	28,314 SF	
.06Mi.	**682 W CREEK DR**	**11/21/2008**	$337,300	$84,325	1,741	//2	1996	28,750 SF	
.07Mi.	**691 W CREEK DR**	**07/15/2020**	$315,200	$78,800	2,105	//3.25	1996	20,909 SF	
.07Mi.	**1906 CLAYMONT DR**	**08/02/2022**	$308,600	$77,150	1,596	//2.5	1989	27,878 SF	
.07Mi.	**716 JACE DR**	**02/14/2022**	$298,300	$74,575	1,442	//2	1993	21,344 SF	
.08Mi.	**718 JACE DR**	**03/07/2022**	$282,900	$70,725	2,094	//2.5	1989	19,602 SF	
.08Mi.	**708 JACE DR**	**09/23/1991**	$258,400	$64,600	1,670	//2.5	1992	23,087 SF	
.08Mi.	**690 W CREEK DR**	**05/30/2024**	$388,600	$97,150	2,129	//2.5	1995	20,473 SF	
.09Mi.	**1908 CLAYMONT DR**	**11/02/1987**	$305,200	$76,300	1,527	//2	1987	25,265 SF	
.09Mi.	**1901 CLAYMONT DR**	**03/30/2016**	$335,900	$83,975	1,855	//3	1992	1 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	32.5 years old	Households:	27,237
Median Household Income:	$66,719	Households w/Family:	65%
Household Income Per Capita:	$33,042	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Montgomery County School District	Students:	39,385
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.13Mi.	**Kenwood High School** Number of Students: 1,238 Student-Teacher Ratio: NA Advanced Placement: Yes	C-	Public	9 - 12
2.16Mi.	**Kenwood Middle School** Number of Students: 1,083 Student-Teacher Ratio: NA	C	Public	6 - 8

Flood Report

The Subject Property of **685 W CREEK DR, CLARKSVILLE, TN 37040-6788** 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	124%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	90%	LOWER
MURDER	128%	HIGHER
OVERALL	121%	HIGHER

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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