ICE SiteX Report

OrderID: 98798766

SiteX Property Information Report



Subject Property Location

80 LAGO VISTA DR, LEBANON, TN 37087-9450

County:	**WILSON TN**	Census Tract:	0301.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	014N E 01200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	33	Common Confidence Score:	23
Value Range:	$172,860 - $343,140	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	95I00
Assd Land Value:	$3,000	Market Land Value:	$12,000	Tax Year:	2025
Assd Improvement:	$23,725	Market Improvment Value:	$94,900	Total Taxable Value:	$510
Total Assessed Value:	$26,725	Total Assessor Market Value:	$106,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 04 Map Ref: 014N
Abbreviated Description: DISTRICT: 04, COUNTY AREA: C05

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1240 SF	Baths:	1	Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	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:	02/11/2025	Sales Price:	N/A
Document #:	25002872 BK-PG 2327-1043	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/09/2024	Sales Price:	N/A
Document #:	24142865 BK-PG 1819-390	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	08/28/2024	Loan Amount:	N/A
Document #:	24141960 BK-PG 2327-1043	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/21/2024		
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			
District: 04 Map Ref: 0			

Mortgage Record

Recording Date:	04/23/2018	Loan Amount:	N/A

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Document #:	18640533 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/17/2018		
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Subdivision: COLES FERRY

Prior Transfer

Recording Date:	04/23/2018	Sales Price:	$104,200
Document #:	18640532 BK-PG 1819-0383	Type of Sale:	Arms-Length Transfer
Contract Date:	04/17/2018		
Document Type:	Deed		

Legal Description:
Subdivision: COLES FERRY

Prior Transfer

Recording Date:	04/17/2018	Sales Price:	$104,200
Document #:	BK-PG 1819-383	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 04
Abbreviated Description: DISTRICT: 04, COUNTY AREA: C05

Prior Transfer

Recording Date:	01/29/1999	Sales Price:	N/A
Document #:	BK-PG 461-700	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$2,239,800	Median # of Bedrooms	
Median Lot Size	4 SF	Median # of Baths	2
Median Living Area	1,547 SF	Median Year Built	1976
Price Range - 2 Yrs	$200,000 to $724,900	Age Range	39 years to 76 years
Median Value	$324,950	Median Age	50.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.98Mi.	**301 GOODWIN LN** **LEBANON, TN 37087-1638**	10/30/2026	$705,000	$204	3463	//2	2022	SF	
	APN: 025P A 01100 Document #: 26025831 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 111 Subdivision: WATERMILL SUBDIVISION Phase No: 1B MapRef: MB P2 PG 238 Abbreviated Description: Lot:111 Subdivision:WATERMILL SUBDIVISION Phase No:1B Map Ref:MB P2 PG 238									
2	3.72Mi.	**1217 BALLENTRACE BLVD** **LEBANON, TN 37087-5732**	11/03/2026	$1,149,000	$400	2873	//3	2023	SF	P
	APN: 025E A 01000 Document #: 26026091 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 District: 5 Subdivision: PHASE ONE BALLENTRACE SUBDIVISION MapRef: MB P2 PG 379 Abbreviated Description: Lot:10 District:5 Subdivision:PHASE ONE BALLENTRACE SUBDIVISION Map Ref:MB P2 PG 379									
3	3.76Mi.	**1138 CALLAWAY DR** **LEBANON, TN 37087-1506**	10/30/2026	$643,548			//		SF	
	APN: 047E C 09400 Document #: 26025861 Document Type: Warranty Deed Price Code: A Land Use: Residential (General) (Single) Legal: Lot: 121 Section: 4 Subdivision: FINAL PLAT FIVE OAKS SUBDIVISION Phase No: 5 MapRef: MB P3 PG 842 Abbreviated Description: Lot:121 Section:4 Subdivision:FINAL PLAT FIVE OAKS SUBDIVISION Phase No:5 Map Ref:MB P3 PG 842									
4	4.52Mi.	**528 RIDGECREST LN** **LEBANON, TN 37087-1362**	10/30/2026	$775,000	$181	4278	//3.5	2005	SF	
	APN: 046I A 03600 Document #: 26025772 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 170 Section: 1 District: 3 Subdivision: FIVE OAKS SUBDIVISION Phase No: 2 MapRef: MB 24 PG 582 Abbreviated Description: Lot:170 Section:1 District:3 Subdivision:FIVE OAKS SUBDIVISION Phase No:2 Map Ref:MB 24 PG 582City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON									
5	4.67Mi.	**474 PLANTATION BLVD** **LEBANON, TN 37087-3260**	10/30/2026	$600,000	$223	2692	//3.3	2006	SF	
	APN: 046F B 00100 Document #: 26025858 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 186 Section: 6 Subdivision: PLANTATION SOUTH MapRef: MB 25 PG 493 Abbreviated Description: Lot:186 Section:6 Subdivision:PLANTATION SOUTH Map Ref:MB 25 PG 493									
6	5.07Mi.	**143 KATHRYN ADELE LN** **MOUNT JULIET, TN 37122-1575**	11/02/2026	$2,300,000	$831	2769	//4	2021	SF	
	APN: 012N D 03100 Document #: 26025960 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Subdivision: HICKORY POINT Phase No: 1 MapRef: MB P29 PG 901 Abbreviated Description: Lot:22 Subdivision:HICKORY POINT Phase No:1 Map Ref:MB P29 PG 901									
7	5.8Mi.	**859 BROOK TRL** **LEBANON, TN 37087-1646**	11/02/2026	$1,154,796			//		SF	
	APN: 045H C 00800 Document #: 26025977 Document Type: Warranty Deed Price Code: A Land Use: Residential (General) (Single) Legal: Lot: 228 District: 10 Subdivision: THE RESERVE FARMINGTON WOODS Phase No: 10 MapRef: MB 31 PG 673 Abbreviated Description: Lot:228 District:10 Subdivision:THE RESERVE FARMINGTON WOODS Phase No:10 Map Ref:MB 31 PG 673City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON									
8	5.94Mi.	**228 MAPLE HILL RD** **LEBANON, TN 37087-2442**	11/03/2026	$499,999	$236	2122	//2	1987	47,480 SF	
	APN: 057 04803 Document #: 26026094 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential									

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Legal: Subdivision: R H AND KATIE PRESLEY PROPERTY Tract No: 1A MapRef: MB 18 PG 55 Abbreviated Description: Subdivision:R H AND KATIE PRESLEY PROPERTY Tract No:1A Map Ref:MB 18 PG 55City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON

9	6.18Mi.	**1515 SMITH DR** **LEBANON, TN 37087-2411**	10/30/2026	$385,000	$146	2628	//2	1977	SF	

APN: 057D A 01700 Document #: 26025749
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: MAPLE HILL ESTATES MapRef: MB 14 PG 35 Abbreviated Description: Lot:57 Subdivision:MAPLE HILL ESTATES Map Ref:MB 14 PG 35

10	6.68Mi.	**THOMAS RD** **LEBANON, TN 37087-**	10/30/2026	$399,000			//		983,585 SF	

APN: 023 05902 Document #: 26025804
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural - Vacant Land
Legal: Lot: 3 District: 5 Subdivision: SWENDIMAM PROPERTY MapRef: MB 29 PG 112 Abbreviated Description: Lot:3 District:5 Subdivision:SWENDIMAM PROPERTY Map Ref:MB 29 PG 112

11	7.19Mi.	**844 SILVA LOOP** **MOUNT JULIET, TN 37122-2789**	10/30/2026	$699,000	$264	2648	//3	2025	SF	

APN: 054K O 00100 Document #: 26025778
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 163 Subdivision: TOMLINSON POINTE Phase No: 1&2 MapRef: MB P3 PG 3 Abbreviated Description: Lot:163 Subdivision:TOMLINSON POINTE Phase No:1&2 Map Ref:MB P3 PG 3

12	7.44Mi.	**1216 KRISTOPHER DR** **LEBANON, TN 37087-5625**	10/30/2026	$310,000	$170	1821	//2	1998	SF	

APN: 058F E 00100 Document #: 26025852
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 38 Section: 5 District: 10 Subdivision: COLES FERRY VILLAGE Phase No: 5 MapRef: MB 20 PG 748 Abbreviated Description: Lot:38 Section:5 District:10 Subdivision:COLES FERRY VILLAGE Phase No:5 Map Ref:MB 20 PG 748City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON

13	7.67Mi.	**1612 BELLE CT** **LEBANON, TN 37087-5397**	11/02/2026	$499,990			//		SF	

APN: 069K G 02000 Document #: 26025914
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 10 Subdivision: KNOLL CREEK PHASE 2 MapRef: MB P32 PG 9 Abbreviated Description: Lot:10 Subdivision:KNOLL CREEK PHASE 2 Map Ref:MB P32 PG 9

14	7.75Mi.	**3264 COLCHESTER CIR** **LEBANON, TN 37087-8215**	11/03/2026	$634,000	$204	3111	//2	2003	SF	P

APN: 069N A 02100 Document #: 26026096
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 90 Section: 3 Subdivision: HILLVIEW FARMS MapRef: MB 24 PG 257 Abbreviated Description: Lot:90 Section:3 Subdivision:HILLVIEW FARMS Map Ref:MB 24 PG 257

15	7.79Mi.	**2041 HOLBROOK RD** **MOUNT JULIET, TN 37122-2749**	11/03/2026	$529,990			//		SF	

APN: 072D B 04900 Document #: 26026103
Document Type: Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 21 Subdivision: BRADSHAW FARMS PHASE 1B MapRef: MB P3 PG 711 Abbreviated Description: Lot:21 Subdivision:BRADSHAW FARMS PHASE 1B Map Ref:MB P3 PG 711

16	7.81Mi.	**5032 NAPOLI DR** **MOUNT JULIET, TN 37122-4362**	10/30/2026	$545,000	$144	3782	//2	2017	SF	

APN: 054N E 02500 Document #: 26025818
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: TUSCAN GARDENS Phase No: 14 MapRef: MB P2 PG 22 Abbreviated Description: Lot:90 Subdivision:TUSCAN GARDENS Phase No:14 Map Ref:MB P2 PG 22

17	8.04Mi.	**757 ASHBROOK DR** **LEBANON, TN 37087-4877**	11/03/2026	$254,990			//		SF	

APN: 058 04900 002 Document #: 26026033
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 2 Subdivision: CAMPBELL PLACE MapRef: MB P3 PG 420 Abbreviated Description: Lot:2 Subdivision:CAMPBELL PLACE Map Ref:MB P3 PG 420

18	8.22Mi.	**99 WESTLYNN DR** **LEBANON, TN 37087-2039**	11/02/2026	$200,000	$143	1400	//1	1965	SF	

APN: 058L A 02600 Document #: 26025956
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: FITE & HUDSON SUBDIVISION MapRef: MB 3 PG 107 Abbreviated Description: Lot:23 Subdivision:FITE & HUDSON SUBDIVISION Map Ref:MB 3 PG 107City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON

19	8.23Mi.	**9003 FENTON RD** **LEBANON, TN 37087-1664**	11/03/2026	$345,000	$260	1329	//2	2019	SF	

APN: 058E N 02700 Document #: 26026085
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 90 District: 10 Subdivision: VILLAGE AT HUNTERS POINT Legal Unit: 2B MapRef: MB 29 PG 479 Abbreviated Description: Lot:90 District:10 Subdivision:VILLAGE AT HUNTERS POINT Legal Unit:2B Map Ref:MB 29 PG 479City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON

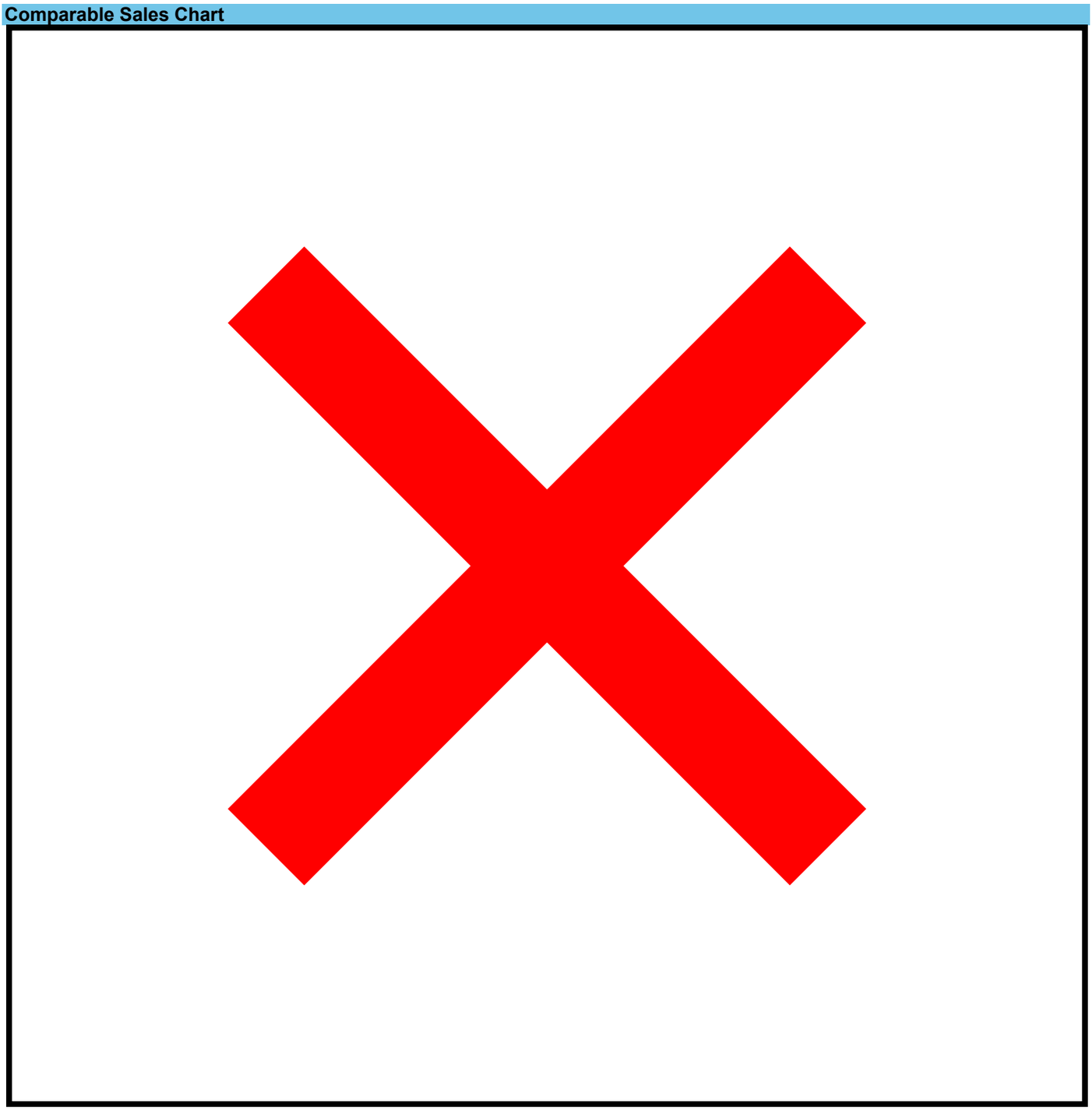
20	8.44Mi.	**708 N GREENWOOD EXT** **LEBANON, TN 37087-2228**	11/03/2026	$195,000	$190	1024	//1	1950	SF	

APN: 058M A 03700 Document #: 26026118
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30&31 District: 10 Subdivision: GREENWOOD ADDITION MapRef: MB 1 PG 173 Abbreviated Description: Lot:30&31 District:10 Subdivision:GREENWOOD ADDITION Map Ref:MB 1 PG 173Abbreviated Description:SOUTH20FT LOT30 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON

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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.	**80 LAGO VISTA DR**	**04/17/2018**	$106,900	$26,725	1,240	//1	1963		
.03Mi.	**100 LAGO VISTA DR**	**04/04/1994**	$84,600	$21,150	960	//1	1974		
.03Mi.	**69 LAGO VISTA DR**	**08/11/2022**	$79,700	$19,925	480	//1	1957		
.03Mi.	**61 LAGO VISTA DR**	**11/01/1996**	$165,800	$41,450	1,864	//2	1961		
.03Mi.	**89 LAGO VISTA DR**	**10/31/2018**	$97,900	$24,475	465	//2	1970		
.03Mi.	**25 LAGO VISTA DR**	**02/07/2012**	$65,200	$16,300	880	//1	1963		
.05Mi.	**127 LAGO VISTA DR**	**10/06/1977**	$79,500	$19,875	738	//1	1963		
.05Mi.	**120 LAGO VISTA DR**	**10/23/2018**	$85,800	$21,450	962	//1	1965		
.06Mi.	**155 LAGO VISTA DR**	**09/23/2003**	$68,500	$17,125	468	//1	1967		
.07Mi.	**LAGO VISTA DR**	**12/14/1998**	$71,600	$17,900	734	//1	1967		
.08Mi.	**146 LAGO VISTA DR**	**04/15/2019**	$77,600	$19,400	770	//1	1961		
.08Mi.	**100 WALLEYE PIKE**	**12/18/2024**	$115,800	$28,950	2,108	//2	1960	19,602 SF	
.08Mi.	**163 LAGO VISTA DR**	**11/06/2014**	$77,000	$19,250	624	//1	1967		
.1Mi.	**171 LAGO VISTA DR**	**11/29/2017**	$214,200	$53,550	1,020	//2	2021		
.12Mi.	**10030 COLES FERRY PIKE**	**07/16/2025**	$105,800	$26,450	902	//1	1956		
.12Mi.	**10011 COLES FERRY PIKE**	**03/17/1990**	$168,700	$42,175	1,160	//1	1948		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.4 years old	Households:	21,741
Median Household Income:	$79,954	Households w/Family:	68%
Household Income Per Capita:	$39,043	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

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
7.81Mi.	**Lebanon High School**	A-	Public	9 - 12
Number of Students: 1,816				
Student-Teacher Ratio: NA				
Advanced Placement: Yes				
7.14Mi.	**Carroll-Oakland Elementary School**	C-	Public	PK - 8
Number of Students: 741				
Student-Teacher Ratio: NA				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	122%	HIGHER
OVERALL	120%	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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