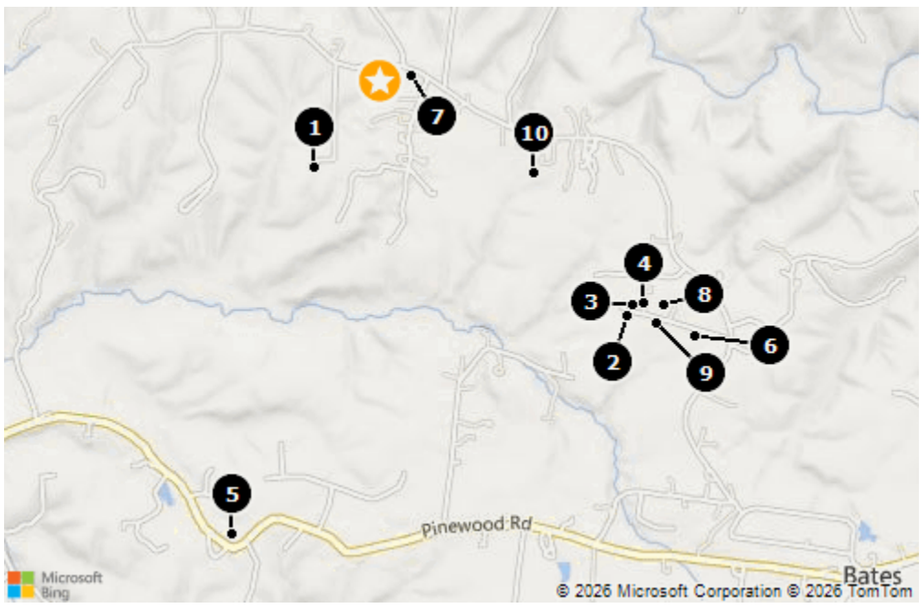
ICE SiteX Report

OrderID: 98237819

SiteX Property Information Report



Subject Property Location

8385 OAK SPRINGS RD, NUNNELLY, TN 37137-3046

County:	**HICKMAN TN**	Census Tract:	470819502.011026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	041023 00753	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	39	Common Confidence Score:	16
Value Range:	$186,660 - $425,340	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$20,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$136,900	Total Taxable Value:	$1,049
Total Assessed Value:	$39,450	Total Assessor Market Value:	$157,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 206 District: 6 Subdivision: DEER PARK ACRES Map Ref: BK APG 74
Abbreviated Description: DISTRICT: 06, COUNTY AREA: R55

Property Characteristics

Lot Size:	1.300 AC	Bedrooms:		Pool:	
Building Area:	1594 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/15/2026	Sales Price:	$216,015
Document #:	26003823 BK-PG 49-1223	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/21/2025	Loan Amount:	N/A
Document #:	25004380 BK-PG 55-3729	Loan Type:	FHA
TD Due Date:	05/01/2053	Type Finance:	
Legal Description:			

Lot: 206 Section: 2 Subdivision: DEER PARK ACRES

Prior Transfer

Recording Date:	05/30/2023	Sales Price:	$177,000
Document #:	23002924 BK-PG 45-815	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/26/2023	Sales Price:	$220,000
Document #:	23002341 BK-PG 49-1219	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2023		
Document Type:			

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Legal Description:
Lot: 206 Section: II District: 6 Subdivision: DEER PARK ACRES Map Ref: CAB A SL 74A

Prior Transfer

Recording Date:	04/25/2023	Sales Price:	$220,000
Document #:	BK-PG 49 -1219	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 206 District: 6 Subdivision: DEER PARK ACRES Map Ref: BK APG 74
Abbreviated Description: DISTRICT: 06, COUNTY AREA: R55

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	N/A
Document #:	21004898 BK-PG 45-811	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/14/2021		
Document Type:			

Legal Description:
Lot: 206 District: 6 Subdivision: DEER PARK ACRES Map Ref: CAB A SL 74

Prior Transfer

Recording Date:	01/28/2019	Sales Price:	N/A
Document #:	19000291 BK-PG 034-4266	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/03/2018	Sales Price:	$175,000
Document #:	18005633 BK-PG 039-1058	Type of Sale:	Full Amount on Deed
Contract Date:	11/29/2018		
Document Type:			

Legal Description:
Lot: 206 District: 6 Subdivision: DEER PARK ACRES Map Ref: CAB A SL 74

Prior Transfer

Recording Date:	01/27/2016	Sales Price:	$30,000
Document #:	16000277 BK-PG 31-606	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/25/2016	Loan Amount:	N/A
Document #:	16000255 BK-PG 34-4266	Loan Type:	New Conventional
TD Due Date:	02/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/25/2016	Sales Price:	$126,000
Document #:	16000254 BK-PG 34-4264	Type of Sale:	Full Amount on Deed
Contract Date:	01/11/2016		
Document Type:			

Legal Description:
Lot: 206 Subdivision: DEER PARK ACRES

Mortgage Record

Recording Date:	08/14/2013	Loan Amount:	N/A
Document #:	13002679 BK-PG 31-606	Loan Type:	New Conventional
TD Due Date:	09/01/2023	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/01/2013	Sales Price:	$40,000
Document #:	13001467 BK-PG 30-6709	Type of Sale:	Full Amount on Deed
Contract Date:	04/08/2013		
Document Type:			

Legal Description:
Lot: 206 Subdivision: DEER PARK ACRES

Prior Transfer

Recording Date:	11/30/2012	Sales Price:	$56,950
Document #:	12004057 BK-PG 30-185	Type of Sale:	Full Amount on Deed
Contract Date:	11/13/2012		
Document Type:			

Legal Description:
Lot: 206 Subdivision: DEER PARK ACRES

Prior Transfer

Recording Date:	09/02/2011	Sales Price:	$93,877
Document #:	11002678 BK-PG 22-5034	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/14/2011	Sales Price:	N/A
Document #:	11000526 BK-PG 22-5034	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	01/11/2011	Sales Price:	N/A
Document #:	11000104 BK-PG 22-5034	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/19/2008	Loan Amount:	N/A
Document #:	08000774 BK-PG 22-5034	Loan Type:	New Conventional
TD Due Date:	03/01/2038	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/15/2008	Sales Price:	$92,000
Document #:	BK-PG 22-5032	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 206 Subdivision: DEER PARK ACRES

Prior Transfer

Recording Date:	01/31/1997	Sales Price:	$64,000
Document #:	BK-PG 117-45	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 206 Subdivision: DEER PARK ACRES

Area Sales Analysis

Total Area Sales	$2,401,333	Median # of Bedrooms	
Median Lot Size	50,094 SF	Median # of Baths	2
Median Living Area	1,148 SF	Median Year Built	2002
Price Range - 2 Yrs	$100,000 to $549,000	Age Range	9 years to 52 years
Median Value	$212,500	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**8062 FRAME HOLLOW RD NUNNELLY, TN 37137-3017**	08/06/2026	$250,000	$224	1112	//1	2000	711,338 SF	
		APN: 041023 00801 Document #: 26004743 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: SIXTH Abbreviated Description: District:SIXTH								
2	.9Mi.	**9111 REDBUD LN NUNNELLY, TN 37137-3784**	04/02/2026	$100,000	$87	1148	//2	2002	41,382 SF	
		APN: 041037C A 03600 Document #: 26002079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: WOODLANDS ESTATES Phase No: 3 MapRef: CAB B SLS 236 & 236B Abbreviated Description: Lot:36 Subdivision:WOODLANDS ESTATES Phase No:3 Map Ref:CAB B SLS 236 & 236B								
3	.88Mi.	**9106 REDBUD LN NUNNELLY, TN 37137-3783**	02/10/2026	$160,000	$139	1148	//2	2002	36,590 SF	
		APN: 041037C A 01700 Document #: 26000515 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: WOODLANDS SUBDIVISION Phase No: 2 MapRef: CAB B SL 86B Abbreviated Description: Lot:34 Subdivision:WOODLANDS SUBDIVISION Phase No:2 Map Ref:CAB B SL 86B								
4	.91Mi.	**9098 REDBUD LN NUNNELLY, TN 37137-3781**	02/10/2026	$160,000	$139	1148	//2	2002	32,670 SF	
		APN: 041037C A 01600 Document #: 26000516 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: WOODLANDS SUBDIVISION Phase No: 2 Abbreviated Description: Lot:33 Subdivision:WOODLANDS SUBDIVISION Phase No:2								
5	1.23Mi.	**7651 PINEWOOD RD NUNNELLY, TN 37137-2529**	08/18/2025	$310,000	$182	1700	//2	1974	152,461 SF	
		APN: 041037 00402 Document #: 25004917 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	1.07Mi.	**9041 REDBUD LN NUNNELLY, TN 37137-3782**	07/08/2025	$200,000	$174	1148	//2	2002	58,806 SF	
		APN: 041037C A 04000 Document #: 25004174 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 District: 6TH Subdivision: WOODLANDS SUBDIVISION Phase No: 3 Abbreviated Description: Lot:40 District:6TH Subdivision:WOODLANDS SUBDIVISION Phase No:3								
7	.09Mi.	**8315 OAK SPRINGS RD NUNNELLY, TN 37137-3046**	07/03/2025	$260,000	$228	1140	//2	1996	31,906 SF	
		APN: 041023 00749 Document #: 25004119 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.95Mi.	**9080 REDBUD LN NUNNELLY, TN 37137-3781**	05/30/2025	$187,333	$163	1148	//2	2002	32,234 SF	
		APN: 041037C A 01400 Document #: 25003357 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 District: 6TH Subdivision: WOODLANDS SUBDIVISION Phase No: 2 Abbreviated Description: Lot:31 District:6TH Subdivision:WOODLANDS SUBDIVISION Phase No:2								
9	.97Mi.	**9085 REDBUD LN NUNNELLY, TN 37137-3782**	05/14/2025	$225,000	$195	1148	//2	2002	82,764 SF	
		APN: 041037C A 03800 Document #: 25003130								

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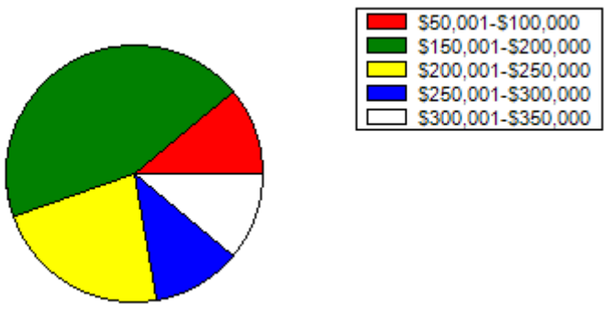
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 District: 6 Subdivision: WOODLANDS Phase No: 3 MapRef: CAB B SL 236 Abbreviated Description: Lot:38 District:6 Subdivision:WOODLANDS Phase No:3 Map Ref:CAB B SL 236

10	.5Mi.	**7943 OAK SPRINGS RD NUNNELLY, TN 37137-3041**	04/17/2025	$549,000	$198	2760	//	2017	333,671 SF

APN: 041023 00758 Document #: 25002582
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: SIXTH Abbreviated Description: District:SIXTH

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.	**8385 OAK SPRINGS RD**	**04/25/2023**	$157,800	$39,450	1,594	//2	1996	1 SF	
.04Mi.	**8441 OAK SPRINGS RD**	**12/15/2020**	$111,700	$27,925	1,194	//1.5	1996		
.06Mi.	**8451 OAK SPRINGS RD**	**06/17/2021**	$104,800	$26,200	1,085	//1.5	1996	40,457 SF	
.08Mi.	**8467 OAK SPRINGS RD**	**12/31/2020**	$118,500	$29,625	1,321	//1.5	1995	32,671 SF	
.08Mi.	**6708 DEER PARK RD**	**06/04/2015**	$113,800	$28,450	1,084	//1	1996	36,590 SF	
.09Mi.	**8315 OAK SPRINGS RD**	**06/20/2018**	$99,200	$24,800	1,140	//2	1996	31,906 SF	
.1Mi.	**8483 OAK SPRINGS RD**	**12/29/1995**	$92,500	$23,125	1,075	//1.5	1995	1 SF	
.1Mi.	**8490 OAK SPRINGS RD**	**04/08/2022**	$204,300	$51,075	2,184		2023	1 SF	
.13Mi.	**12143 LAURI DR**	**01/16/1985**	$112,400	$28,100	1,181	//1	1992	6 SF	
.13Mi.	**12008 LAURI DR**	**02/01/2000**	$144,800	$36,200	1,926	//2	1997	4 SF	
.14Mi.	**8528 OAK SPRINGS RD**	**07/29/2016**	$113,700	$28,425	1,255	//2	2000	1 SF	
.15Mi.	**8237 OAK SPRINGS RD**	**07/10/2019**	$97,900	$24,475	1,192	//1.5	1994	1 SF	
.15Mi.	**6727 DEER PARK RD**	**06/18/2008**	$110,500	$26,900	1,236	//1.5	1995	2 SF	
.17Mi.	**6725 DEER PARK RD**	**12/06/2021**	$197,900	$49,475	1,696	//2	1996	2 SF	
.17Mi.	**8556 OAK SPRINGS RD**	**08/30/2019**	$132,600	$33,150	1,381	//1	2000	41,382 SF	
.18Mi.	**6788 DEER PARK RD**	**08/26/2022**	$113,800	$28,450	1,148	//1.5	1992	5 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	44.8 years old	Households:	1,199
Median Household Income:	$48,881	Households w/Family:	73%
Household Income Per Capita:	$29,899	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Hickman County School District	Students:	3,001
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.39Mi.	**East Hickman Intermediate School** Number of Students: 375 Student-Teacher Ratio: NA	C	Public	3 - 5
6.19Mi.	**East Hickman High School** Number of Students: 412 Student-Teacher Ratio: NA Advanced Placement: Yes	D+	Public	9 - 12
4.37Mi.	**East Hickman Middle School**	C-	Public	6 - 8

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Number of Students: 339
Student-Teacher Ratio: NA

4.33Mi.	**East Hickman Elementary School**	NA	Public	PK - 2

Number of Students: 365
Student-Teacher Ratio: NA

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	65%	NOTABLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	150%	NOTABLY HIGHER
MURDER	162%	NOTABLY HIGHER
OVERALL	167%	NOTABLY 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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