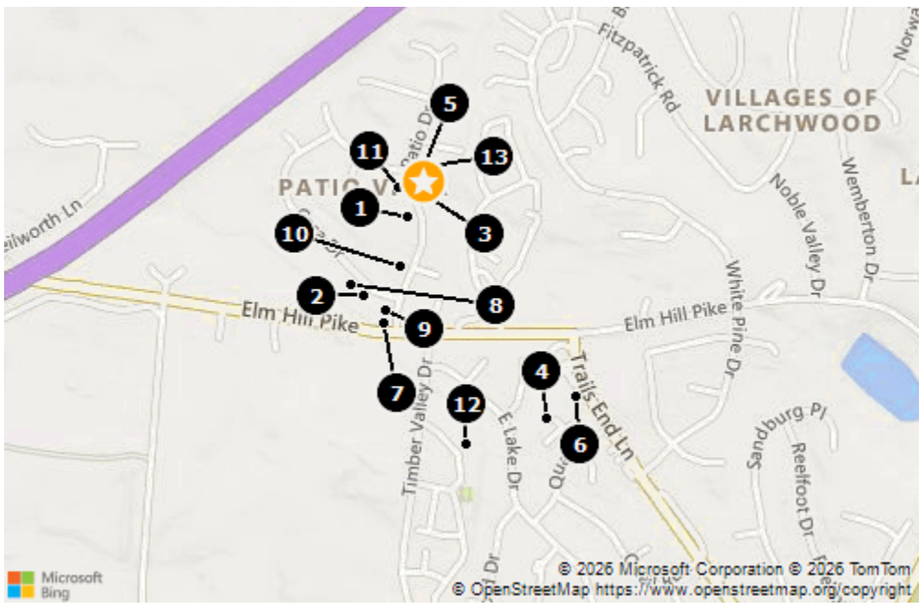
ICE SiteX Report

OrderID: 98719986

SiteX Property Information Report



Subject Property Location

950 PATIO DR, NASHVILLE, TN 37214-3934

County:	**DAVIDSON TN**	Census Tract:	470370156.243004
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	108-03-0A-026-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	31	Common Confidence Score:	24
Value Range:	$141,450 - $268,550	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GSD
Assd Land Value:	$13,000	Market Land Value:	$52,000	Tax Year:	2025
Assd Improvement:	$42,475	Market Improvment Value:	$169,900	Total Taxable Value:	$1,543
Total Assessed Value:	$55,475	Total Assessor Market Value:	$221,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Section: 3 Phase No: 2 Legal Unit: 26
Abbreviated Description: UNIT 26 LOT 16 PATIO VILLA SEC 3 PH 2

Property Characteristics

Lot Size:		Bedrooms:	1	Pool:	
Building Area:	925 SF	Baths:	1	Fireplace:	1
Year Built:	1985	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	3	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/25/2024	Sales Price:	N/A
Document #:	20241025-0082989 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/21/2024	Sales Price:	$571,300
Document #:	20241021-0081465 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/15/2024		
Document Type:			

Legal Description:
Lot: 26 Section: 3 Subdivision: PATIO VILLA Phase No: II Map Ref: MB 5200 PG 495
City/Muni/Twp: NASHVILLE

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	20230828-0067384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/18/2023	Loan Amount:	N/A
Document #:	20230818-0064620 BK-PG -	Loan Type:	New Conventional

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TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Lot: 26 Section: 3 Subdivision: PATIO VILLA Phase No: II

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	N/A
Document #:	20230607-0043118 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/05/2023		
Document Type:			

Legal Description:
Lot: 26 Section: 3 Subdivision: PATIO VILLA Phase No: II Map Ref: MB 5200 PG 495

Prior Transfer

Recording Date:	06/05/2023	Sales Price:	N/A
Document #:	20230607-0043118 BK-PG 20230607 -43118	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Section: 3 Phase No: 2 Legal Unit: 26
Abbreviated Description: UNIT 26 LOT 16 PATIO VILLA SEC 3 PH 2

Mortgage Record

Recording Date:	12/01/2021	Loan Amount:	N/A
Document #:	20211201-0158796 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 16A Subdivision: HORIZONTAL PROPRTY Legal Unit: 26

Prior Transfer

Recording Date:	01/19/2016	Sales Price:	$60,490
Document #:	201601190005296 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2016	Sales Price:	N/A
Document #:	201601120003064 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/06/2016		
Document Type:			

Legal Description:
Lot: 16A Section: 3 Subdivision: PATIO VILLA Phase No: II Legal Unit: 26 Map Ref: MB5200 PG495

Prior Transfer

Recording Date:	02/02/2015	Sales Price:	$61,801
Document #:	201502020009254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/07/2015	Loan Amount:	N/A
Document #:	201501070001734 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:
Lot: 16A Section: 3 Subdivision: PATIO VILLA Phase No: II Legal Unit: 26

Prior Transfer

Recording Date:	11/25/2013	Sales Price:	N/A
Document #:	201311250121101 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/22/2013		
Document Type:			

Legal Description:
Lot: 16A Section: 3 Subdivision: PATIO VILLA Phase No: II Legal Unit: 26 Map Ref: MB5200 PG495

Prior Transfer

Recording Date:	11/07/2013	Sales Price:	$61,801
Document #:	201311070115560 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/27/2003	Loan Amount:	N/A
Document #:	200305270071023 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 16A Subdivision: CONDOMINIUM SITE PLAN PHASE II SEC 3 PATIO VILLA Legal Unit: 26
Abbreviated Description: PORTION LOT16A

Prior Transfer

Recording Date:	07/02/1999	Sales Price:	$61,250
Document #:	0607254 BK-PG 11555-980	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/1999		
Document Type:			

Legal Description:
Subdivision: PATIO VILLA
Abbreviated Description: UNIT 26 LOT 16 PATIO VILLA SEC 3 PH 2

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Area Sales Analysis

Total Area Sales	$2,984,950	Median # of Bedrooms	1
Median Lot Size	SF	Median # of Baths	1
Median Living Area	932 SF	Median Year Built	1983
Price Range - 2 Yrs	$110,000 to $980,000	Age Range	22 years to 43 years
Median Value	$162,000	Median Age	43 years

Comparable Sales Data

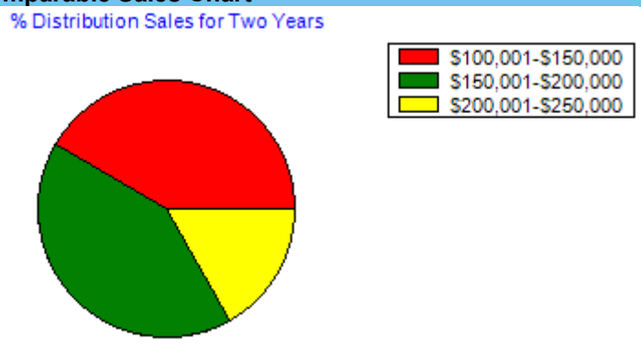
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**939 PATIO DR** **NASHVILLE, TN 37214-3935**	07/23/2026	$162,000	$177	913	3/1/1	1983	SF	
		APN: 108-03-0A-037-00 Document #: 20260723-0066977 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 23 Subdivision: PATIO VILLA Phase No: 2 Legal Unit: 37 MapRef: MB 5970 PG 978 Abbreviated Description: Lot:23 Subdivision:PATIO VILLA Phase No:2 Legal Unit:37 Map Ref:MB 5970 PG 978								
2	.17Mi.	**3011 CASA DR** **NASHVILLE, TN 37214-3917**	07/13/2026	$200,000	$214	932	3/1/1	1983	SF	
		APN: 108-07-0A-008-00 Document #: 20260713-0062855 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 38 Subdivision: HASE ONE CONDOMINIUM SITE PLAN SECTIONS ONE Legal Unit: 8 MapRef: MB 5800 PG 145 Abbreviated Description: Lot:38 Subdivision:HASE ONE CONDOMINIUM SITE PLAN SECTIONS ONE Legal Unit:8 Map Ref:MB 5800 PG 145								
3	.02Mi.	**944 PATIO DR** **NASHVILLE, TN 37214-3934**	07/07/2026	$140,000	$153	914	3/1/1	1983	SF	
		APN: 108-03-0A-023-00 Document #: 20260707-0061187 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 15 Subdivision: PATIO VILLA PHASE 2 MapRef: MB 5200 PG 495 Abbreviated Description: Lot:15 Subdivision:PATIO VILLA PHASE 2 Map Ref:MB 5200 PG 495								
4	.35Mi.	**1115 QUAIL CT W** **NASHVILLE, TN 37214-4218**	06/29/2026	$160,000	$153	1044	5/3/2	1983	SF	
		APN: 108-08-0B-013-00 Document #: 20260629-0058507 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 13 Subdivision: HORIZONTAL PROPERTY REGIME Legal Unit: 13 MapRef: MB 5200 PG 395 Abbreviated Description: Lot:13 Subdivision:HORIZONTAL PROPERTY REGIME Legal Unit:13 Map Ref:MB 5200 PG 395								
5	.01Mi.	**1000 PATIO DR** **NASHVILLE, TN 37214-3919**	06/09/2026	$219,000	$234	933	3/1/1	1986	SF	
		APN: 108-03-0A-027-00 Document #: 20260609-0052110 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 17 Section: 3 Subdivision: PATIO VILLA Phase No: 2 Legal Unit: 27 MapRef: MB 5200 PG 495 Abbreviated Description: Lot:17 Section:3 Subdivision:PATIO VILLA Phase No:2 Legal Unit:27 Map Ref:MB 5200 PG 495								
6	.34Mi.	**3173 TRAILS END LN** **NASHVILLE, TN 37214-5227**	05/13/2026	$197,950	$189	1044	5/3/2	1983	SF	
		APN: 108-08-0A-010-00 Document #: 20260513-0042867 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 5 Section: 1 Subdivision: QUAIL VALLEY Phase No: 1 Legal Unit: 10 MapRef: MB 5200 PG 394 Abbreviated Description: Lot:5 Section:1 Subdivision:QUAIL VALLEY Phase No:1 Legal Unit:10 Map Ref:MB 5200 PG 394								
7	.19Mi.	**901 PATIO DR** **NASHVILLE, TN 37214-3915**	04/27/2026	$980,000	$1,053	930	3/1/1	1983	SF	
		APN: 108-07-0A-001-00 Document #: 20260427-0036168 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 41 Section: 1&2 Phase No: 1 Legal Unit: I MapRef: MB 5200 PG 458 Abbreviated Description: Lot:41 Section:1&2 Phase No:1 Legal Unit:I Map Ref:MB 5200 PG 458								
8	.16Mi.	**3017 CASA DR** **NASHVILLE, TN 37214-3917**	03/04/2026	$150,000	$160	932	3/1/1	1983	SF	
		APN: 108-07-0A-011-00 Document #: 20260304-0017113 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 36 Section: 1&2 Subdivision: PATIO VILLA Phase No: 1 Legal Unit: 11 MapRef: MB 5800 PG 145 Abbreviated Description: Lot:36 Section:1&2 Subdivision:PATIO VILLA Phase No:1 Legal Unit:11 Map Ref:MB 5800 PG 145								
9	.18Mi.	**905 PATIO DR** **NASHVILLE, TN 37214-3915**	03/02/2026	$110,000	$118	932	3/1/1	1983	SF	
		APN: 108-07-0A-003-00 Document #: 20260302-0015951 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 40 Section: 1&2 Subdivision: PATIO VILLA Phase No: I Legal Unit: 3 MapRef: MB 5200 PG 458 Abbreviated Description: Lot:40 Section:1&2 Subdivision:PATIO VILLA Phase No:I Legal Unit:3 Map Ref:MB 5200 PG 458								
10	.12Mi.	**919 PATIO DR** **NASHVILLE, TN 37214-3935**	02/26/2026	$142,000	$155	913	3/1/1	2004	SF	
		APN: 108-03-0A-047-00 Document #: 20260226-0015323 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 28 Subdivision: PATIO VILLA Legal Unit: 47 MapRef: MB 6014 PG 978 Abbreviated Description: Lot:28 Subdivision:PATIO VILLA Legal Unit:47 Map Ref:MB 6014 PG 978City/Muni/Twp:NASHVILLE City/Muni/Twp: NASHVILLE								
11	.03Mi.	**949 PATIO DR** **NASHVILLE, TN 37214-3935**	02/02/2026	$214,000	$234	914	3/1/1	1983	SF	
		APN: 108-03-0A-032-00 Document #: 20260202-0006813 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 20 Section: 3 Subdivision: PATIO VILLA CONDOMINIUMS Legal Unit: 32 MapRef: MB 6014 PG 978 Abbreviated Description: Lot:20 Section:3 Subdivision:PATIO VILLA CONDOMINIUMS Legal Unit:32 Map Ref:MB 6014 PG 978								
12	.35Mi.	**122 N TIMBER DR** **NASHVILLE, TN 37214-4254**	12/30/2025	$140,000	$122	1143	5/2/2	1985	SF	
		APN: 108-07-0B-026-00 Document #: 20251230-0103912 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: TIMBERLAKE CONDOMINIUMS Legal Unit: 26 MapRef: MB 6549 PG 475 Abbreviated Description: Subdivision:TIMBERLAKE CONDOMINIUMS Legal Unit:26 Map Ref:MB 6549 PG 475Abbreviated Description:BLDG B								
13	.02Mi.	**1002 PATIO DR**	12/03/2025	$170,000	$181	936	3/1/1	1986	SF	

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NASHVILLE, TN 37214-3919
APN: 108-03-0A-028-00 Document #: 20251203-0095801
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Lot: 17 Section: 2 Subdivision: PATIO VILLA Phase No: 2 Legal Unit: 28 MapRef: MB 6406 PG 799 Abbreviated Description: Section:2 Subdivision:PATIO VILLA Phase No:2 Legal Unit:28 Map Ref:MB 6406 PG 799Abbreviated Description:LOT: PART OF LOT 17 City/Muni/Twp:NASHVILLE
City/Muni/Twp: NASHVILLE

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.	**950 PATIO DR**	**06/05/2023**	$221,900	$55,475	925	3/1/1	1985		
0Mi.	**948 PATIO DR**	**10/30/2015**	$217,500	$54,375	925	3/1/1	1985		
.01Mi.	**1000 PATIO DR**	**07/05/2023**	$229,000	$57,250	933	3/1/1	1986		
.02Mi.	**946 PATIO DR**	**02/24/2017**	$215,300	$53,825	914	3/1/1	1983		
.02Mi.	**1002 PATIO DR**	**07/07/2016**	$225,600	$56,400	936	3/1/1	1986		
.02Mi.	**944 PATIO DR**	**05/06/2013**	$213,600	$53,400	914	3/1/1	1983		
.03Mi.	**942 PATIO DR**	**12/28/2007**	$218,100	$54,525	914	3/1/1	1983		
.03Mi.	**940 PATIO DR**	**05/03/1996**	$212,400	$53,100	914	3/1/1	1983		
.03Mi.	**951 PATIO DR**	**08/15/2017**	$213,300	$53,325	914	3/1/1	1983		
.03Mi.	**949 PATIO DR**	**10/30/1995**	$220,800	$55,200	914	3/1/1	1983		
.04Mi.	**947 PATIO DR**	**06/04/2021**	$217,900	$54,475	916	3/1/1	1983		
.04Mi.	**945 PATIO DR**	**06/27/2025**	$219,000	$54,750	917	3/1/1	1983		
.04Mi.	**938 PATIO DR**	**03/31/2017**	$213,100	$53,275	914	3/1/1	1983		
.04Mi.	**1001 PATIO DR**	**02/04/2020**	$213,300	$53,325	914	3/1/1	1983		
.04Mi.	**943 PATIO DR**	**10/15/2020**	$213,300	$53,325	916	3/1/1	1983		
.04Mi.	**1003 PATIO DR**	**03/17/2006**	$213,300	$53,325	914	3/1/1	1983		

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.8 years old	Households:	14,441
Median Household Income:	$76,357	Households w/Family:	49%
Household Income Per Capita:	$43,831	Households w/Family Married:	36%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Nashville-Davidson County School District	Students:	81,021
Number of Schools:	162	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.55Mi.	**Ruby Major Elementary School** Number of Students: 615 Student-Teacher Ratio: NA	C-	Public	KG - 5
3.53Mi.	**McGavock High School** Number of Students: 1,844 Student-Teacher Ratio: NA	D	Public	9 - 12
1.73Mi.	**Donelson Middle School** Number of Students: 434 Student-Teacher Ratio: NA	F	Public	6 - 8

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Flood Report

The Subject Property of **950 PATIO DR, NASHVILLE, TN 37214-3934** 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	120%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	104%	SIMILAR
OVERALL	93%	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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