



Report Generated on January 3rd, 2022



4 bd | 3 ba | 2,640 sqft

1986 Sunnyside Dr, Brentwood, TN 37027

Sold: **\$540,000** Sold on 02/18/20 Zestimate®: **\$814,200**

### Home value



Zestimate

**\$814,200**



Zestimate range

**\$749,000 - \$887,000**



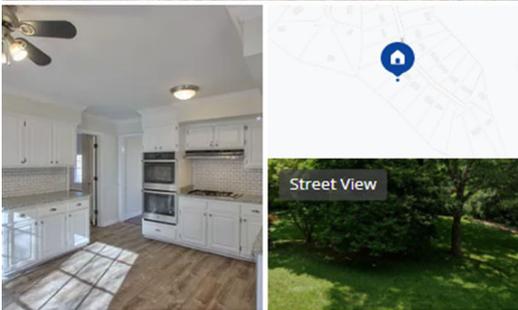
Last 30-day change

**+ \$13,226 (+1.7%)**



Zestimate per sqft

**\$308**



### Inside the Zestimate

The Zestimate is Zillow's best estimate of a home's value. It is based on a blend of valuation methods, each of which may produce a different estimate depending on the available data.

ESTIMATE BASED ON

Comparable homes

**\$891,193** ▾

Local tax assessments

**\$767,843** ▾

Local Home Values ▾

1 year

5 years

10 years

— This home —



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RENTAL ZESTIMATE : \$3,221/mo

Close ^



Estimated net proceeds

**\$325,558**

Est. selling price of your home

\$ 814,200

Est. remaining mortgage ?

\$ 416,931

Est. prep & repair costs ?

\$6,000 v

Est. closing costs ?

\$65,712 v

**Est. total selling costs (9%)**

**\$71,712**

All calculations are estimates and provided for informational purposes only. Actual amounts may vary.

## Comparable homes

These are recently sold homes with similar features to this home, such as bedrooms, bathrooms, location, and square footage.

### OUR NEIGHBOR'S HOUSE



**This home**

**\$814,200**

**Sold**

4 beds

3 baths

2640 sqft

**\$308 / sqft**



**1 1969 Sunny Side Dr**

**\$820,000**

**Sold** 8 months ago

3 beds

3 baths

2598 sqft

**\$316 / sqft**

MLS ID #2250642, Vivian Armstrong, 615-815-9132, 615-815-9132



**2 2011 Sunny Side Dr**

**\$720,000**

**Sold** 12 months ago

4 beds

3 baths

3429 sqft

**\$210 / sqft**

MLS ID #2202892, Rachel Barry Stinson, 615-397-4307, 615-200-8679



**3 2011 Sunny Side Dr**

**\$720,000**

**Sold** 12 months ago

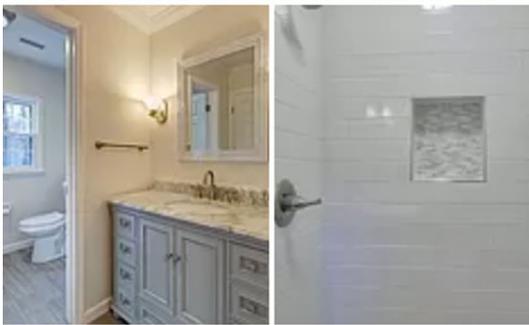
4 beds

3 baths

3429 sqft

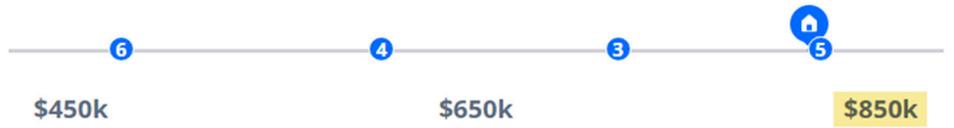
**\$210 / sqft**

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### Comparative value

Here's how this home's value estimate compares to similar homes nearby.



### Overview

ALL BRICK RANCH\*CUL-DE-SAC LOCATION\*HUGE BEDROOMS & BONUS ROOM\*9FT CEILINGS & CROWN MOLDING IN LIVING RM, DINING RM, & FOYER\*HEATED FLR IN GUEST BATH\*PRIVATE WOODED LOT\*CONVENIENT TO NASHVILLE, BRENTWOOD & FRANKLIN

### Facts and features

Edit

- Singlefamily
- Built in 1977
- Forced air, electric
- Central
- 5 Parking spaces
- 1.05 Acres

### Interior details

#### Bedrooms and bathrooms

Bedrooms: 4  
 Bathrooms: 3  
 Full bathrooms: 2  
 1/2 bathrooms: 1

#### Basement

Basement: Unfinished

#### Flooring

Flooring: Hardwood

#### Heating

Heating features: Forced air, Electric

#### Cooling

Cooling features: Central

#### Appliances

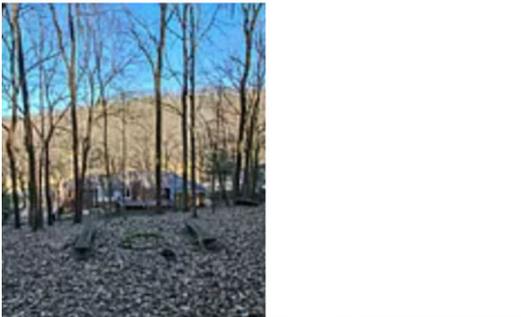
Appliances included: Dishwasher, Garbage disposal, Microwave, Range / Oven

#### Other interior features

Total interior livable area: 2,640 sqft  
 Fireplace: Yes

**Property details**

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**Parking**

Total spaces: 5  
 Parking features: Garage - Attached, Off-street, Covered

**Property**

Exterior features: Shingle, Brick, Cement / Concrete  
 View description: Park, Mountain

**Construction details**

**Type and style**

Home type: SingleFamily

**Material information**

Foundation: Crawl/Raised  
 Roof: Asphalt

**Utility**

Water information: City Water

**Community and Neighborhood Details**

**Location**

Region: Brentwood

**Other financial information**

Annual tax amount: \$2,147

**Other facts**

Basement Description: Crawl  
 Floor Types: Finished Wood  
 Oven Source: Electric  
 Sewer System: Septic Tank  
 Bedroom 1 Description: Master BR Downstairs  
 Construction Type: All Brick  
 Cooling System: Central  
 Garage Capacity: 2  
 Heating Source: Electric  
 Heating System: Central  
 Water Source: City Water  
 Garage Description: Attached - SIDE  
 Interior Other: Ceiling Fan, Storage, Wood Burning FP  
 Living Room Description: Fireplace  
 Oven Description: Double Oven  
 Range Description: Cooktop  
 Patio/Deck: Deck  
 Built Information: Renovated  
 Basement Type: Other  
 Kitchen Description: Eat-In  
 Master Bath Description: Ceramic  
 Dining Room Description: Separate

**Lot**

Lot size: 1.05 Acres

**Other property information**

Parcel number: 094013JA03500

**Condition**

Year built: 1977

Range Source: Gas  
 Fence Type: Partial  
 Area: 10-Williamson County  
 County: Williamson County, TN  
 Cooling Source: Gas  
 Contingency Type: Inspection  
 Property Class: Residential  
 Sq. Ft. Measurement Source: Prior Appraisal  
 Acreage Source: Calculated from Plat  
 Full Baths Main: 2  
 New Construction: 0  
 Number Of Fireplaces: 1  
 Number Of Stories: 2.00  
 Half Baths Main: 1  
 Kitchen Dimensions: 13x11  
 Rec Room Dimensions: 25x20  
 Tax Amount: 2080  
 Sq. Ft. Main Floor: 2640  
 MIs Status: Under Contract - Showing  
 Standard Status: Active Under Contract  
 Listing Type: STAND

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As of the date of this report, the Owner appears to be using the Property as a **Rental**.

Though it seems strange to pay \$540k to purchase a home for a **RENTAL**. Based upon my 17-Years as a **Licensed Tennessee Real Estate Agent**, I believe that the Owner is doing this, to "HOLD" the property. Essentially for free, while paying down the debt. **As the VALUE of this property exponentially INCREASES over the next 10-15 years.**

Due to the LOCATION, the massive growth of the Greater Nashville Area, along with the unique characteristics of this property, I had estimated that it would be worth a MILLION DOLLARS and that we would have it completely paid-off within that time period. (Our Retirement "Nest Egg".)

So far the property has been outperforming even my investment expectations. Between 2/18/2020 & 1/3/2022, it appreciated another \$300k in VALUE. WORTH over \$800k, while we only owed \$300k.

Which is the RETURN on our Pre-Marital Retirement Funds, INVESTED in Williamson County Real Estate!

STOLEN: "Under Color of Law" by Judge Michael W. Binkley, Attorney Virginia Lee Story, Attorney Mary Beth Ausbrooks, with the help of a HALF-DOZEN of their POWERFUL FRIENDS and ASSOCIATES!

OUR COURT ORDERED AUCTION  
After WE INVESTED \$200k MORE  
PLUS 9-Years of Hard Work!

We INSTANTLY LOST about \$250k  
the DAY that our home AUCTIONED!

### Price history

Date	Event	Price	
2/18/2020	Sold	\$540,000 (-10%)	\$205/sqft
Source: Public Record Report			
1/13/2020	Price change	\$599,990 (-3.2%)	\$227/sqft
Source: Benchmark Realty, LLC Report			
12/27/2019	Price change	\$619,900 (-3.1%)	\$235/sqft
Source: Benchmark Realty, LLC Report			
12/5/2019	Listed for sale	\$639,900 (+97.3%)	\$242/sqft
Source: Benchmark Realty, LLC Report			
10/30/2019	Sold	\$324,359 (-7.3%)	\$123/sqft
5/12/2011	Sold	\$350,000	\$133/sqft
Source: Public Record Report			
4/22/2011	Listing removed	\$360,000	\$136/sqft
Source: Zeitlin & Co., Realtors Report			
9/30/2010	Listed for sale	\$360,000 (+42.3%)	\$136/sqft
Source: Zeitlin & Co., Realtors Report			
7/13/2005	Sold	\$253,000 (+11%)	\$96/sqft
Source: Public Record Report			
8/10/1998	Sold	\$228,000	\$86/sqft
Source: Public Record Report			

Auction Investor Resold 4-Months Later  
On the Market for a \$200,000 Profit!

Our Initial Purchase. Home Needed Massive  
Core Improvements for Health & Safety!

### Public tax history

Year	Property Taxes	Tax Assessment
2020	\$2,147	\$96,725
2019	\$2,147 (+3.2%)	\$96,725
2018	\$2,080	\$96,725
2017	\$2,080	\$96,725
2016	--	\$96,725 (+23.7%)
2015	--	\$78,175
2014	--	\$78,175
2013	--	\$78,175
2012	--	\$78,175
2011	--	\$78,175 (+23.5%)

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2007	\$1,462	\$63,278
2006	\$1,462 (+9.8%)	\$63,278 (+35%)
2005	\$1,331	\$46,873

### Neighborhood: 37027

**SURROUNDED BY HUNDREDS OF ACRES OF PROTECTED WOODLANDS!**



### Nearby homes



**\$540,000**

4 bd • 3 ba • 2.6k sqft  
1986 Sunnyside Dr, Brentwood, TN 370...  
● Sold



**\$728,100**

-- bd • 2 ba • 80 sqft  
1980 Sunnyside Dr, Brentwood, TN 370...  
● Off Market

MLS ID #2103371

### Nearby schools in Brentwood

Elementary: Grassland Elementary  
Middle: Grassland Middle School  
High: Franklin High School

### GreatSchools rating

- 7/10

**Grassland Elementary**  
 Grades: K-5 Distance: 0.8 mi
- 9/10

**Grassland Middle School**  
 Grades: 6-8 Distance: 0.9 mi
- 9/10

**Franklin High School**  
 Grades: 8-12 Distance: 5 mi

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