

1

RETIREMENT/PROPERTY INVESTMENT VALUE APPRECIATION AS OF 5/31/2023
Will Easily Reach \$1,000,000 VALUE within the Next Decade as Planned, while without Interference
It would have been completely PAID-OFF within that period, with less WORK than I'm doing NOW!
CAPITAL GAINS TAX does NOT apply for a PRIMARY RESIDENCE, this would have been TAX FREE!

1986 Sunny Side Dr, Brentwood, TN 37027

STATEMENT OF CLAIM

4 bd | 3 ba | 2,640 sqft

1986 Sunny Side Dr, Brentwood, TN 37027

● Off market Zestimate®: **\$884,500** Rent Zestimate®: **\$3,999**

Est. refi payment: \$5,237/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value

Zestimate

\$884,500

Zestimate range

\$814,000 - \$973,000

Last 30-day change

+ \$16,116 (+1.9%)

Zestimate per sqft

\$335

Zestimate history & details

6:49 AM 5/31/2023

Now with a Court Judgment, the recovery will be subject to an estimated 37% Tax Rate, placing this at roughly a 1.5 Million Dollar Lifetime Property Loss & Claim. In addition to damages, incidental, consequential, compensatory, loss of consortium, liquidated, loss of use, loss of enjoyment, loss of life, liberty, property & the pursuit of happiness. Plus legal fees, pain & suffering (compounding daily), litigious TORTURE of an ADA Party, since 9/3/2019, until a cure is obtained.



Buy Rent Sell Home Loans Agent finder

Manage Rentals Advertise Help Sign in

18 results

Sunnyside Dr

979K

906K

920K

909K

940K

849K

931K

742K

935K

1.01M

888K

880K

985K

960K

\$888K
4 bd, 3 ba
2,640 sqft

888K

Map


List

Google

Keyboard shortcuts | Map data ©2023 Imagery ©2023 Maxar Technologies, USDA/FPAC/GEO | Terms of Use | Report a map error

REDFIN 1-844-759-7732 Buy Sell Mortgage Real Estate Agents Fast Log In Sign Up

Search Overview Public Facts Listing Details Sale & Tax History Schools Neighborhood Similar Homes



Is this your home?
Claim this home to track its value and nearby sales activity

[I'm the owner](#)

Get a local Redfin Agent's opinion on your home's value and the state of the Brentwood market.

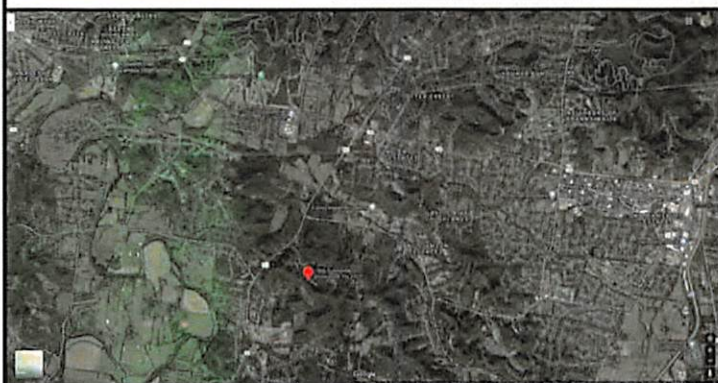
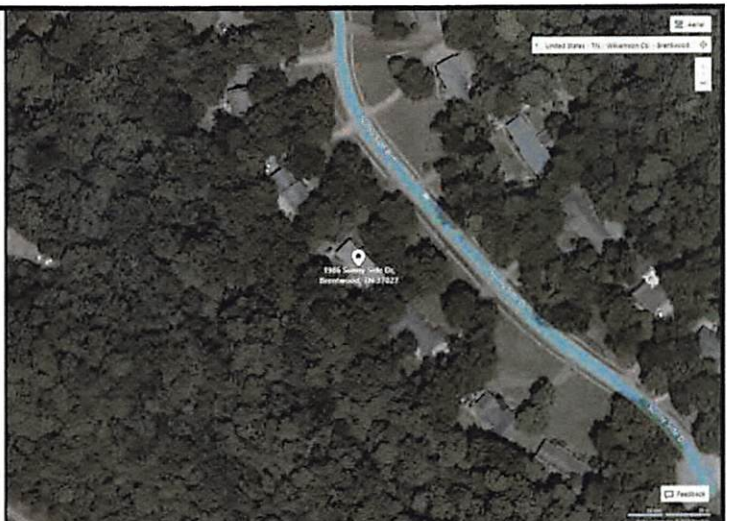
\$566,000 - \$626,000

1986 Sunny Side Dr. Brentwood, TN 37027

\$595,494 4 2.5 2,640

Off Market
This home last sold for \$540,000 on Feb 18, 2020.

LOCATED at the NEXUS of Green Hills, Brentwood, Grassland, Franklin! SURROUNDED BY HUNDREDS OF ACRES OF PROTECTED WOODLANDS!!!



Custom 3-Sided Fence, OPEN in REAR to LET WILDLIFE IN YARD!!!

NEW FENCE PLAN FOR 1986 SUNNYSIDE DRIVE

PROVIDED BY OWNER, INCORPORATED BY GUY CONTRACTOR

A BOUNDARY SURVEY OF LOT 29 ON THE PLAN OF SUNNY SIDE ESTATES SECTION 3, PLAT BOOK 5, PAGE 87 BRENTWOOD, WILLIAMSON COUNTY, TN MAY 4, 2011

LEGEND

ALL LOT 29 DIMENSIONS & AREA SHOWN TO BE PROCESSED AND MET BY GUY CONTRACTOR

NATIONAL WILDLIFE FEDERATION

CERTIFIED WILDLIFE Habitat™

This certificate recognizes the establishment and maintenance of an official wildlife habitat.

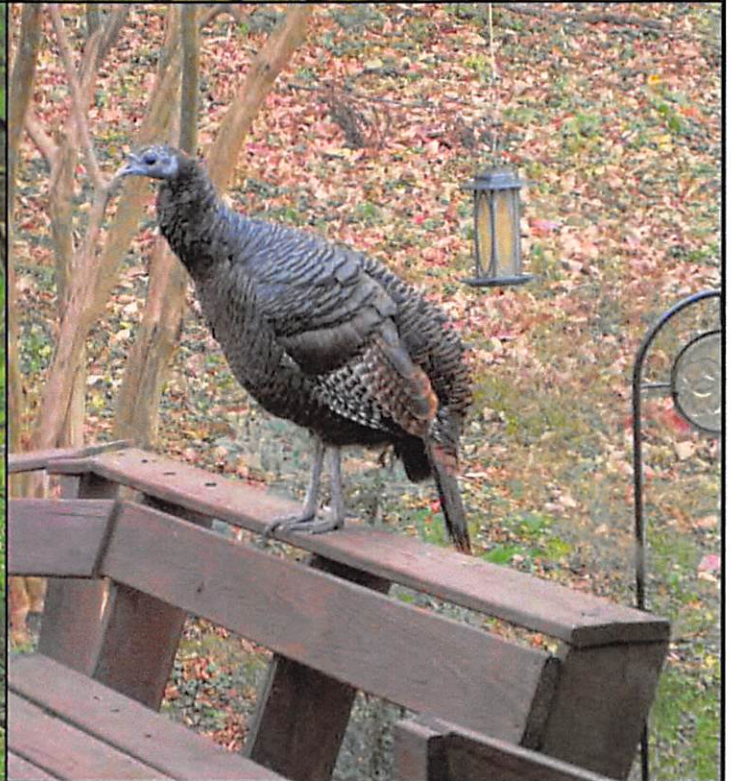
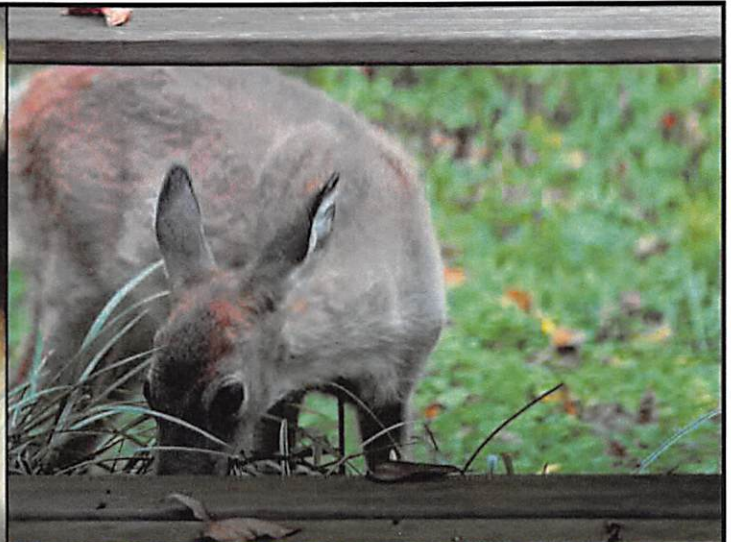
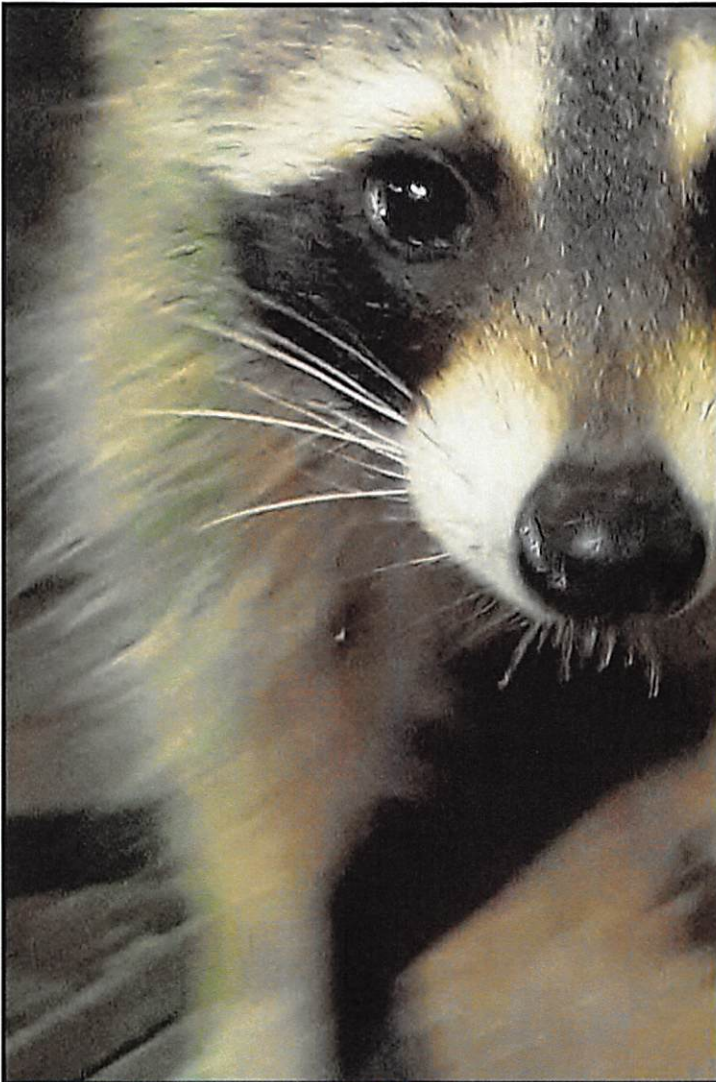
Fawn's Wildlife Habitat

No. 161,066

David Mizoguchi
David Mizoguchi
Nations Wildlife Habitat Federation
Thank YOU FOR YOUR COMMITMENT TO ANIMALS!

I KNOW OF NOTHING WHICH WIFE LOVES MORE THAN ANIMALS OF ALL KINDS!!!







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



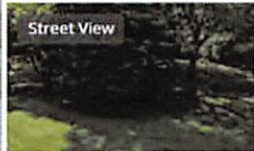
Last 30-day change

+ \$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 —





RENTAL ZESTIMATE : \$3,221/mo

Report Generated on January 3rd, 2022

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



[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



[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



[2011 Sunny Side Dr](#)

\$720,000

Sold

4 beds

3 baths

3429 sqft

\$210 / sqft



Report Generated on January 3rd, 2022



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
- ❄️ Central
- 📅 Built in 1977
- 🅅️ 5 Parking spaces
- 🔧 Forced air, electric
- 📏 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



Report Generated on January 3rd, 2022

Property details

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
 Mls Status: Under Contract - Showing
 Standard Status: Active Under Contract
 Listing Type: STAND

Report Generated on January 3rd, 2022.

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%)

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

MLS ID #2103371



\$728,100
 -- bd 2 ba 80 sqft
 1980 Sunnyside Dr, Brentwood, TN 370...
 Off Market

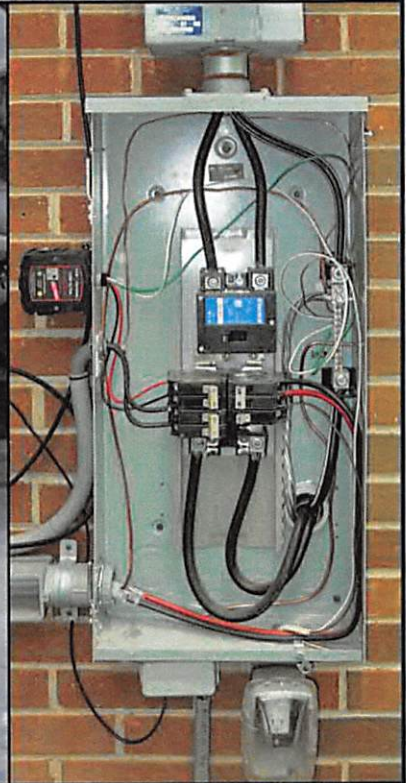
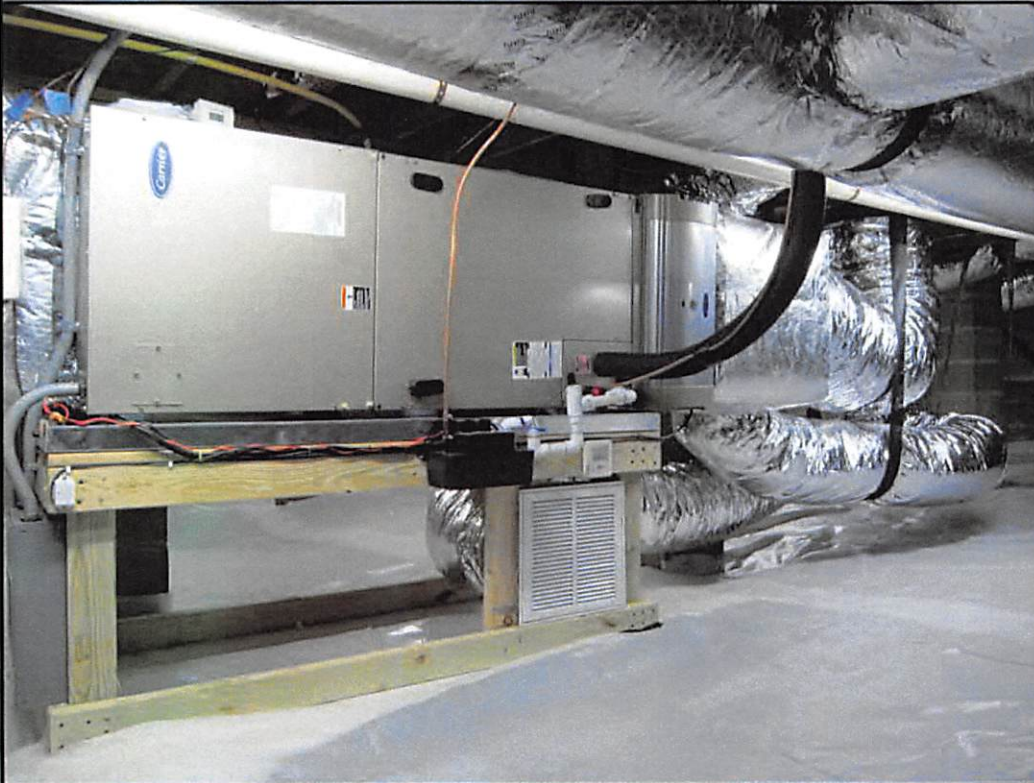
Nearby schools in Brentwood

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





AT TIMES, WHEN YOU INVEST YOUR LIFE, INTO HELPING SOMEONE YOU LOVE, REACH THEIR DREAMS, YOU STILL LACK WHAT THEY NEED THE MOST.

