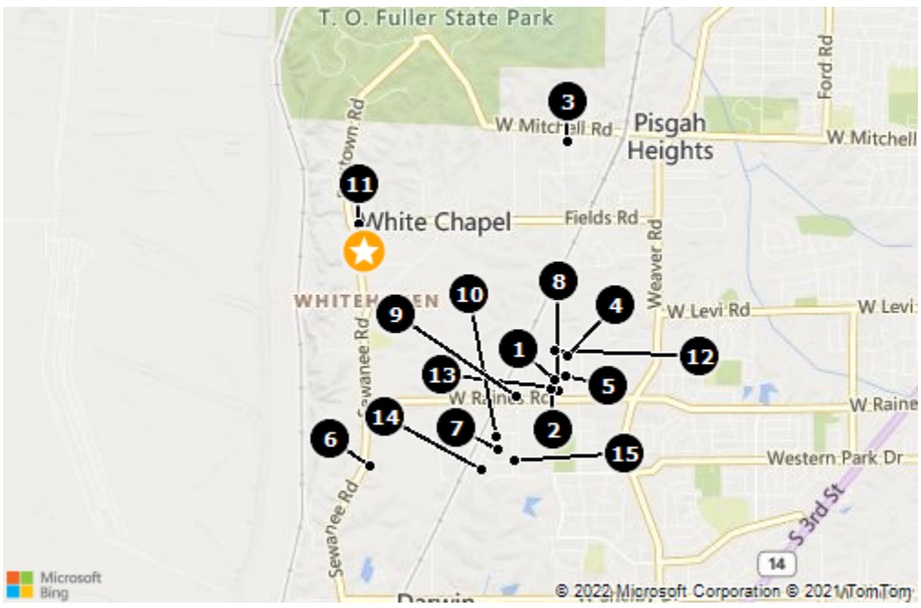
BLACK KNIGHT™

# SiteX™ Report

**OrderID: 87484413**

## SiteX Property Information Report




## Subject Property Location

### 3718 BOXTOWN RD, MEMPHIS, TN 38109-4032

| | | | |
|---|---|---|---|
| County: | **SHELBY TN** | Census Tract: | 471570222.102013 |
| Property Use: | Single Family Residential | Zoning: | R-6 |
| Parcel Number: | 082-012- - -00043 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$87,000** | FSD: | 37 |
| Value Range: | $54,810 - $119,190 | Confidence Score: | 63 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2022 | Market Value Year: | 2022 | Tax Rate Code Area: | |
| Assd Land Value: | $1,200 | Market Land Value: | $4,800 | Tax Year: | 2021 |
| Assd Improvement: | $7,750 | Market Improvment Value: | $31,000 | Total Taxable Value: | $552 |
| Total Assessed Value: | $8,950 | Total Assessor Market Value: | $35,800 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 14 District: O Subdivision: CARRINGTON JONES UNREC
Abbreviated Description: ES BOXTOWN RD
City/Muni/Twp: MEMPHIS

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 13,765 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1158 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1975 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | | Heating: | Forced Air |
| Number of Stories: | 1 | Number of Cars: | | A/C: | |
| Style: | Convention | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Raised | Elevator: | |

## Subject Property Deed/Transfer History

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/05/2014 | Loan Amount: | N/A |
| Document #: | 14080329 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 08/01/2043 | Type Finance: | |

**Legal Description:**
Lot: 14 Subdivision: CARNINGTON JONES UNRECORDED SUBDIVISION

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/30/2008 | Sales Price: | $60,000 |
| Document #: | 08141362 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 10/24/2008 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 14 Subdivision: CARRINGTON JONES UNRECORDED SUBDIVISION

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/24/2008 | Sales Price: | $60,000 |
| Document #: | 08141362 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 14 District: O Subdivision: CARRINGTON JONES UNREC
Abbreviated Description: ES BOXTOWN RD
City/Muni/Twp: MEMPHIS

SiteX™ Report

**OrderID: 87484413**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/22/2008 | Sales Price: | $9,000 |
| Document #: | 08025173 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/04/2008 | | |
| Document Type: | Special Warranty Deed | | |

**Legal Description:**
Lot: 14 Subdivision: CARRINGTON JONES UNRECORDED SUBDIVISION
Abbreviated Description: PART J A BILLINGSLEY 42 ACRES TRACT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2008 | Sales Price: | $9,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/05/2007 | Sales Price: | $37,400 |
| Document #: | 07168131 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 10/26/2007 | | |
| Document Type: | Trustee's Deed (Certificate of Title) | | |

**Legal Description:**
Lot: 14 Subdivision: CARRINGTON JONES UNRECORDED SUBDIVISION

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/05/2007 | Sales Price: | $67,000 |
| Document #: | 07055831 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/20/2007 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 14 Subdivision: CARRINGTON JONES UNRECORDED SUBDIVISION

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/17/2001 | Loan Amount: | N/A |
| Document #: | 01008842 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 01/01/2032 | Type Finance: | |

**Legal Description:**
Lot: 14

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,305,925 | Median # of Bedrooms | 3 |
| Median Lot Size | 7,013 SF | Median # of Baths | 1 |
| Median Living Area | 1,033 SF | Median Year Built | 1971 |
| Price Range - 2 Yrs | $41,250 to $135,500 | Age Range | 28 years to 75 years |
| Median Value | $90,000 | Median Age | 51 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.22Mi. | **4076 MOSSVILLE ST**<br>**MEMPHIS, TN 38109-4116** | 09/30/2022 | $41,250 | $40 | 1017 | 5/3/1 | 1971 | 6,490 SF | |
| | | APN: 082-023- - -00025 Document #: 22109770<br>Document Type: Special Warranty Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 43 Section: A Subdivision: WEST RAINES VIEW SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:43 Section:A<br>Subdivision:WEST RAINES VIEW SUBDIVISION Map Ref:MB 40 PG 54 | | | | | | | | |
| 2 | 1.23Mi. | **4103 MOSSVILLE ST**<br>**MEMPHIS, TN 38109-4115** | 09/20/2022 | $45,000 | $39 | 1137 | 5/3/1 | 1971 | 6,578 SF | |
| | | APN: 082-017- - -00152 Document #: 22105120<br>Document Type: Warranty Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Section: A Subdivision: WEST RAINES VIEW SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:16 Section:A<br>Subdivision:WEST RAINES VIEW SUBDIVISION Map Ref:MB 40 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS | | | | | | | | |
| 3 | 1.23Mi. | **3406 OUTLET RD**<br>**MEMPHIS, TN 38109-3422** | 08/01/2022 | $90,000 | $73 | 1228 | 6/4/1 | 1974 | 7,013 SF | |
| | | APN: 082-005- - -00026 Document #: 22086243<br>Document Type: Warranty Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 131 Section: C Subdivision: MITCHELL ROAD SCHOOL SUBDIVISION MapRef: MB 43 PG 22 Abbreviated Description: Lot:131 Section:C<br>Subdivision:MITCHELL ROAD SCHOOL SUBDIVISION Map Ref:MB 43 PG 22 | | | | | | | | |
| 4 | 1.21Mi. | **1235 CHICKAMAUGA AVE**<br>**MEMPHIS, TN 38109-4109** | 07/18/2022 | $122,100 | $125 | 975 | 5/3/1 | 1971 | 6,578 SF | |
| | | APN: 082-022- - -00002 Document #: 22079778<br>Document Type: Warranty Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 67 Section: A Subdivision: WEST RAINES VIEW SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:67 Section:A<br>Subdivision:WEST RAINES VIEW SUBDIVISION Map Ref:MB 40 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS | | | | | | | | |
| 5 | 1.26Mi. | **4070 PONCA ST**<br>**MEMPHIS, TN 38109-4128** | 07/08/2022 | $84,075 | $86 | 975 | 5/3/1 | 1971 | 6,490 SF | |
| | | APN: 082-022- - -00026 Document #: 22075471<br>Document Type: Warranty Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 76 Section: A Subdivision: WEST RAINES VIEW SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:76 Section:A<br>Subdivision:WEST RAINES VIEW SUBDIVISION Map Ref:MB 40 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS | | | | | | | | |
| 6 | 1.13Mi. | **4308 SEWANEE RD**<br>**MEMPHIS, TN 38109-4737** | 06/15/2022 | $59,000 | $54 | 1080 | 5/3/2 | 1994 | 22,259 SF | |
| | | APN: 082-014- - -00031 Document #: 22067409<br>Document Type: Warranty Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS | | | | | | | | |
| 7 | 1.26Mi. | **4271 WAGON TRAIL CV**<br>**MEMPHIS, TN 38109-4727** | 06/14/2022 | $92,000 | $89 | 1033 | 6/3/2 | 1993 | 14,723 SF | |

APN: 082-029- - -00006 Document #: 22066633
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: DURANGO SUBDIVISION MapRef: MB 45 PG 9 Abbreviated Description: Lot:99 Subdivision:DURANGO SUBDIVISION Map Ref:MB 45 PG 9City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | 1.27Mi. | **1262 TAHOE RD**<br>**MEMPHIS, TN 38109-4131** | 06/01/2022 | $127,000 | $132 | 961 | 5/3/1 | 1971 | 6,578 SF |

APN: 082-023- - -00019 Document #: 22061538
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Section: A Subdivision: WEST RAINES VIEW SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:49 Section:A Subdivision:WEST RAINES VIEW SUBDIVISION Map Ref:MB 40 PG 54

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | 1.17Mi. | **1340 W RAINES RD**<br>**MEMPHIS, TN 38109-4104** | 05/19/2022 | $125,000 | $105 | 1188 | 5/3/1 | 1947 | 860,618 SF |

APN: 082-017- - -00135 Document #: 22056439
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: UNION CENTRAL LIFE INSURANCE COMPANYS SUBDIVISION MapRef: MB 9 PG 114 Abbreviated Description: Subdivision:UNION CENTRAL LIFE INSURANCE COMPANYS SUBDIVISION Map Ref:MB 9 PG 114Abbreviated Description:PART OF LOT 4 City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | 1.2Mi. | **4230 DURANGO LN**<br>**MEMPHIS, TN 38109-4723** | 04/12/2022 | $51,000 | $50 | 1010 | 6/3/2 | 1993 | 9,148 SF |

APN: 082-029- - -00001 Document #: 22041507
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: DURANGO SUBDIVISION MapRef: MB 45 PG 9 Abbreviated Description: Lot:94 Subdivision:DURANGO SUBDIVISION Map Ref:MB 45 PG 9City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .15Mi. | **1825 FIELDS RD**<br>**MEMPHIS, TN 38109-4007** | 03/29/2022 | $104,500 | $98 | 1064 | 5/3/1 | 1977 | 25,613 SF |

APN: 082-012- - -00001 Document #: 22035920
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | 1.14Mi. | **1270 CHICKAMAUGA AVE**<br>**MEMPHIS, TN 38109-4108** | 03/29/2022 | $45,000 | $38 | 1160 | 7/4/1 | 1971 | 6,839 SF |

APN: 082-017- - -00131 Document #: 22035522
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136 Section: A Subdivision: WEST RAINES SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:136 Section:A Subdivision:WEST RAINES SUBDIVISION Map Ref:MB 40 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | 1.22Mi. | **4097 MOSSVILLE ST**<br>**MEMPHIS, TN 38109-4115** | 03/21/2022 | $67,000 | $54 | 1232 | 6/3/1 | 1971 | 6,578 SF |

APN: 082-017- - -00151 Document #: 22031361
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Section: A Subdivision: WEST RALNES VIEW SUBDIVISION MapRef: MB 40 PG 54 Abbreviated Description: Lot:17 Section:A Subdivision:WEST RALNES VIEW SUBDIVISION Map Ref:MB 40 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

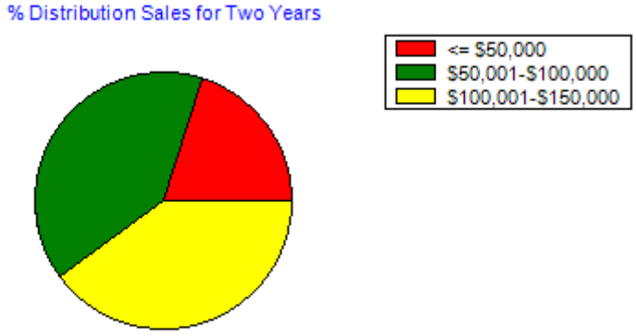
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | 1.31Mi. | **4324 DURANGO LN**<br>**MEMPHIS, TN 38109-4724** | 03/09/2022 | $135,500 | $134 | 1005 | 5/3/2 | 1992 | 12,763 SF |

APN: 082-030- - -00013 Document #: 22026674
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: DURANGO SUBDIVISION MapRef: MB 45 PG 9 Abbreviated Description: Lot:63 Subdivision:DURANGO SUBDIVISION Map Ref:MB 45 PG 9

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | 1.36Mi. | **4300 BRIARBERRY LN**<br>**MEMPHIS, TN 38109-4716** | 02/25/2022 | $117,500 | $114 | 1026 | 6/3/1 | 1986 | 9,409 SF |

APN: 082-028- - -00010 Document #: 22022091
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: DURANGO SUBDIVISION MapRef: MB 43 PG 9 Abbreviated Description: Lot:4 Subdivision:DURANGO SUBDIVISION Map Ref:MB 43 PG 9

## 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.

SiteX™ Report

**OrderID: 87484413**

## 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. | **3718 BOXTOWN RD** | **10/24/2008** | $35,800 | $8,950 | 1,158 | 5/3/1 | 1975 | 13,765 SF | |
| .01Mi. | **3700 BOXTOWN RD** | **09/29/1999** | $31,900 | $7,975 | 875 | 5/2/1 | 1980 | 13,591 SF | |
| .04Mi. | **3697 BOXTOWN RD** | **08/19/2002** | $11,300 | $2,825 | 1,036 | 5/2/1 | 1949 | 12,023 SF | |
| .04Mi. | **3719 BOXTOWN RD** | **07/11/1951** | $15,100 | $3,775 | 1,482 | 6/4/1 | 1940 | 25,352 SF | |
| .05Mi. | **1790 E BOXTOWN RD** | **06/29/1993** | $56,400 | $14,100 | 1,984 | 6/3/1 | 1969 | 1 SF | |
| .05Mi. | **3690 BOXTOWN RD** | **10/22/2007** | $38,900 | $9,725 | 984 | 5/3/2 | 1986 | 28,401 SF | |
| .06Mi. | **3739 BOXTOWN RD** | **03/04/1985** | $64,600 | $16,150 | 1,642 | 7/3/2 | 1989 | 9,409 SF | |
| .07Mi. | **3686 BOXTOWN RD** | **10/05/2016** | $30,600 | $7,650 | 1,686 | 7/3/1 | 1944 | 32,757 SF | |
| .07Mi. | **3743 BOXTOWN RD** | **11/16/1998** | $43,500 | $10,875 | 1,107 | 6/3/1 | 1995 | 9,365 SF | |
| .08Mi. | **3762 BOXTOWN RD** | **05/04/2007** | $9,700 | $2,425 | 576 | 4/2/1 | 1948 | 12,894 SF | |
| .08Mi. | **1762 E BOXTOWN RD** | **01/26/1984** | $59,700 | $14,925 | 3,808 | 10/4/3 | 1947 | 1 SF | |
| .09Mi. | **3749 BOXTOWN RD** | **07/06/2018** | $28,000 | $7,000 | 784 | 4/2/1 | 1950 | 12,240 SF | |
| .09Mi. | **1857 HICKS RD** | **01/05/2010** | $155,700 | $38,925 | 3,315 | 8/4/2 | 2009 | 11,979 SF | |
| .09Mi. | **1779 E BOXTOWN RD** | **10/13/2021** | $36,000 | $9,000 | 1,320 | 5/2/1 | 1961 | 24,960 SF | |
| .1Mi. | **3755 BOXTOWN RD** | **01/06/2018** | $29,900 | $7,475 | 936 | 6/3/1 | 1970 | 13,983 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 29% | Households Occupied by Owners: | 58% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.54 years old | People In This Area Who Are Married: | 9,941 |
| Median Household Income: | $33,147 | Households with Children: | 3,285 |
| Average Full-Time Individual Income: | $16,214 | Most Common Education Level: | High School Graduate |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | SHELBY COUNTY SCHOOL DISTRICT | Students Enrolled: | 110,717 |
| Number of Schools: | 213 | Rating: | F |

## Assigned Schools

| Proxim. | Name | Rating | Grade |
|---|---|---|---|
| 1.92Mi. | **CHICKASAW JUNIOR HIGH SCHOOL**<br>Overall Test Rating: NA<br>Number of Students: 450<br>Student-Teacher Ratio: 18 | NA | 6-8 |
| 2.25Mi. | **WESTWOOD MIDDLE/ HIGH SCHOOL**<br>Overall Test Rating: NA<br>Number of Students: 358<br>Student-Teacher Ratio: 16<br>College Bound Seniors: 69 | NA | 9-12 |

## Flood Report

The Subject Property of **3718 BOXTOWN RD, MEMPHIS, TN 38109-4032** 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%) |
|---|---|---|
| **BURGLARY** | 474% | SIGNIFICANTLY HIGHER |
| **ASSULT** | 494% | SIGNIFICANTLY HIGHER |
| **ROBBERY** | 584% | SIGNIFICANTLY HIGHER |
| **RAPE** | 433% | SIGNIFICANTLY HIGHER |
| **MURDER** | 419% | SIGNIFICANTLY HIGHER |
| **CAR THEFT** | 454% | SIGNIFICANTLY HIGHER |
| **OVERALL** | 454% | SIGNIFICANTLY HIGHER |

## Disaster Alerts

2/11/2021 - Severe Winter Storms 2/3/2022 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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SiteX™ Report

**OrderID: 87484413**

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Data deemed reliable, but not guaranteed.

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