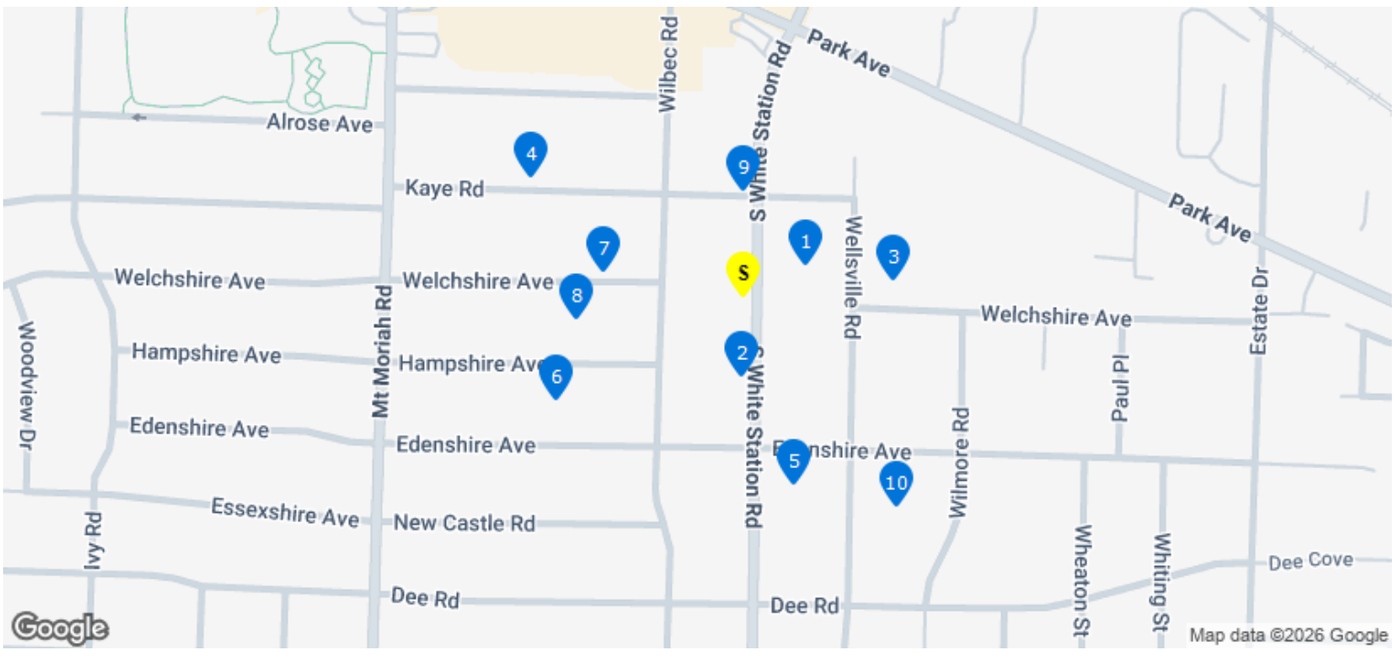
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1033 S WHITE STATION RD, MEMPHIS, TN 38117-5813

County:	**SHELBY TN**	Census Tract:	0095.01
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	067-005- - -00006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$161,000**	FSD:	12	Common Confidence Score:	51
Value Range:	$141,680 - $180,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$10,125	Market Land Value:	$40,500	Tax Year:	2025
Assd Improvement:	$24,600	Market Improvment Value:	$98,400	Total Taxable Value:	$1,830
Total Assessed Value:	$34,725	Total Assessor Market Value:	$138,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 District: O Subdivision: GATES

Abbreviated Description:	LOT:19 DIST:O CITY:MEMPHIS SUBD:GATES
City/Muni/Twp:	MEMPHIS

Property Characteristics

Lot Size:	9,278 SF	Bedrooms:	3	Pool:	
Building Area:	1003 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Conventional	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/19/2026	Sales Price:	$165,000
Document #:	26071414 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/28/2025	Loan Amount:	N/A
Document #:	25032712 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/23/2025		
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: MB 18 PG 24
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	04/28/2025	Sales Price:	$165,000
Document #:	25032711 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	04/23/2025		
Document Type:	Deed		

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Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: MB 18 PG 24
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	05/02/2022	Sales Price:	$242,000
Document #:	22049473 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	03/11/2020	Sales Price:	$56,250
Document #:	20026347 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/02/2020	Loan Amount:	N/A
Document #:	20022218 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	02/25/2020		
TD Due Date:	02/25/2040	Type Finance:	VAR

Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	04/08/2019	Loan Amount:	N/A
Document #:	19032805 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	04/03/2019		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: MB 18 PG 24

Prior Transfer

Recording Date:	04/08/2019	Sales Price:	$75,000
Document #:	19032804 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/03/2019		
Document Type:	Deed		

Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: MB 18 PG 24

Prior Transfer

Recording Date:	03/14/2019	Sales Price:	$49,000
Document #:	19024803 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/14/2019		
Document Type:	Deed		

Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: MB 18 PG 24

Prior Transfer

Recording Date:	01/29/1997	Sales Price:	N/A
Document #:	GJ-1915 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/12/1996		
Document Type:	Deed		

Legal Description:
Subdivision: GATES SUBDIVISION Map Ref: MB18 PG24

Area Sales Analysis

Total Area Sales	$1,730,500	Median # of Bedrooms	3
Median Lot Size	8,908 SF	Median # of Baths	1
Median Living Area	1,002 SF	Median Year Built	1955
Price Range - 2 Yrs	$131,000 to $204,000	Age Range	71 years to 72 years
Median Value	$180,000	Median Age	71.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**5052 EDENSHIRE AVE MEMPHIS, TN 38117-5826**	08/05/2026	$208,000	$197	1056	6/2/2	1954	8,799 SF	
		APN: 067-008- - -00020 Document #: 26066708 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 65 Subdivision: REVISED PLAT FIRST ADDITION PARK MANOR MapRef: MB 17 PG 75 Abbreviated Description: Lot:65 Subdivision:REVISED PLAT FIRST ADDITION PARK MANOR Map Ref:MB 17 PG 75								
2	.17Mi.	**5055 ALROSE AVE MEMPHIS, TN 38117-5801**	08/03/2026	$256,600	$178	1443	6/4/2	1954	9,322 SF	
		APN: 067-003- - -00009 Document #: 26065316 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 37 Subdivision: PARK MANOR SUBDIVISION MapRef: MB 17 PG 51 Abbreviated Description: Lot:37 Subdivision:PARK MANOR SUBDIVISION Map Ref:MB 17 PG 51								
3	.17Mi.	**5133 PARK AVE MEMPHIS, TN 38117-5707**	07/09/2026	$2,350,000	$3,391	693	//	2003	33,236 SF	
		APN: 067-004- - -00003-C Document #: 26057339 Document Type: Warranty Deed Price Code: Land Use: Convenience store (7-11) Legal: Lot: 6&7 Subdivision: THE GATES SUBDIVISION MapRef: MB 18 PG 24 Abbreviated Description: Lot:6&7 Subdivision:THE GATES SUBDIVISION Map Ref:MB 18 PG 24City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
4	.18Mi.	**5030 WELCHSHIRE AVE MEMPHIS, TN 38117-5810**	10/08/2026	$270,000	$173	1560	7/3/1	1954	8,799 SF	

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APN: 067-006- - -00026 Document #: 26088255
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: PARK MANOR SUBDIVISION MapRef: MB 17 PG 75 Abbreviated Description: Lot:5 Subdivision:PARK MANOR SUBDIVISION Map Ref:MB 17 PG 75City/Muni/Twp:SHELBY City/Muni/Twp: SHELBY

5	.18Mi.	**5042 KAYE RD** **MEMPHIS, TN 38117-5806**	08/12/2026	$185,000	$182	1017	5/3/1	1954	9,583 SF

APN: 067-003- - -00026 Document #: 26068982
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: PARK MANOR SUBDIVISION MapRef: MB 17 PG 51 Abbreviated Description: Lot:54 Subdivision:PARK MANOR SUBDIVISION Map Ref:MB 17 PG 51

6	.19Mi.	**5047 EDENSHIRE AVE** **MEMPHIS, TN 38117-5825**	10/09/2026	$197,500	$166	1189	6/3/1	1954	8,799 SF

APN: 067-009- - -00008 Document #: 26088514
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: PARK MANOR SUBDIVISION MapRef: MB 17 PG 75 Abbreviated Description: Lot:77 Subdivision:PARK MANOR SUBDIVISION Map Ref:MB 17 PG 75

7	.26Mi.	**1130 WILMORE RD** **MEMPHIS, TN 38117-5954**	06/05/2026	$297,520	$203	1468	7/3/2	1955	14,026 SF

APN: 067-055- - -00019 Document #: 26047056
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 564 Section: E Subdivision: COUNTRY CLUB ESTATES SUBDIVISION MapRef: MB 19 PG 51 Abbreviated Description: Lot:564 Section:E Subdivision:COUNTRY CLUB ESTATES SUBDIVISION Map Ref:MB 19 PG 51

8	.31Mi.	**915 PARK VALLEY RD** **MEMPHIS, TN 38119-3508**	07/09/2026	$330,000	$147	2252	8/4/2	1962	15,202 SF

APN: 067-086- - -00007 Document #: 26056734
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: PARK VALLEY SUBDIVISION MapRef: MB 26 PG 23 Abbreviated Description: Lot:14 Subdivision:PARK VALLEY SUBDIVISION Map Ref:MB 26 PG 23City/Muni/Twp:MEMPHIS TAXES City/Muni/Twp: MEMPHIS TAXES

9	.33Mi.	**5055 WINGDALE RD** **MEMPHIS, TN 38117-6300**	06/03/2026	$163,000	$171	953	6/3/1	1954	7,667 SF

APN: 067-013- - -00010 Document #: 26045924
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 77 Section: C Subdivision: GLEN PARK SUBDIVISION MapRef: MB 19 PG 11 Abbreviated Description: Lot:77 Section:C Subdivision:GLEN PARK SUBDIVISION Map Ref:MB 19 PG 11City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

10	.34Mi.	**5308 PARK AVE** **MEMPHIS, TN 38119-3506**	09/24/2026	$240,000	$102	2356	8/3/2	1979	2,962 SF

APN: 067-086- - -00051 Document #: 26083411
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 4 Subdivision: PARK AND ESTATE TOWNHOUSE SUBDIVISION MapRef: MB 73 PG 51 Abbreviated Description: Lot:4 Subdivision:PARK AND ESTATE TOWNHOUSE SUBDIVISION Map Ref:MB 73 PG 51

11	.35Mi.	**1220 S WHITE STATION RD** **MEMPHIS, TN 38117-6334**	06/23/2026	$185,000	$117	1581	7/3/2	1955	8,364 SF

APN: 067-049- - -00031 Document #: 26052317
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 147 Section: A Subdivision: COUNTRY CLUB ESTATES SUBDIVISION MapRef: MB 18 PG 60 Abbreviated Description: Lot:147 Section:A Subdivision:COUNTRY CLUB ESTATES SUBDIVISION Map Ref:MB 18 PG 60

12	.36Mi.	**1220 WELLSVILLE RD** **MEMPHIS, TN 38117-5942**	08/10/2026	$235,000	$144	1628	7/3/2	1955	7,797 SF

APN: 067-048- - -00059 Document #: 26068214
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 199 Section: B Subdivision: COUNTRY CLUBS ESTATES SUBDIVISION MapRef: MB 19 PG 26 Abbreviated Description: Lot:199 Section:B Subdivision:COUNTRY CLUBS ESTATES SUBDIVISION Map Ref:MB 19 PG 26

13	.36Mi.	**5036 PARKSIDE AVE** **MEMPHIS, TN 38117-6344**	06/24/2026	$225,900	$229	988	5/3/1	1954	7,667 SF

APN: 067-013- - -00025 Document #: 26052418
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 93 Section: C Subdivision: THIRD ADDITION TO GLEN PARK SUBDIVISION MapRef: MB 19 PG 11 Abbreviated Description: Lot:93 Section:C Subdivision:THIRD ADDITION TO GLEN PARK SUBDIVISION Map Ref:MB 19 PG 11

14	.37Mi.	**4943 EDENSHIRE AVE** **MEMPHIS, TN 38117-5624**	09/14/2026	$330,000	$188	1757	7/3/2	1955	8,799 SF

APN: 065-056- - -00006 Document #: 26080234
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 Section: B Subdivision: GLEN PARK SUBDIVISION MapRef: MB 20 PG 10 Abbreviated Description: Lot:61 Section:B Subdivision:GLEN PARK SUBDIVISION Map Ref:MB 20 PG 10

15	.38Mi.	**1238 S WHITE STATION RD** **MEMPHIS, TN 38117-6334**	08/12/2026	$150,000	$146	1025	5/3/1	1955	8,364 SF

APN: 067-049- - -00028 Document #: 26069053
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: COUNTRY CLUB ESTATES SUBDIVISION MapRef: MB 18 PG 60 Abbreviated Description: Lot:150 Subdivision:COUNTRY CLUB ESTATES SUBDIVISION Map Ref:MB 18 PG 60

16	.38Mi.	**4924 KAYE RD** **MEMPHIS, TN 38117-5641**	07/09/2026	$199,900	$128	1564	7/3/2	1954	8,364 SF

APN: 065-052- - -00027 Document #: 26056785
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SECOND ADDITION TO GLEN PARK SUBDIVISION MapRef: MB 18 PG 23 Abbreviated Description: Lot:10 Subdivision:SECOND ADDITION TO GLEN PARK SUBDIVISION Map Ref:MB 18 PG 23

17	.42Mi.	**4995 PARKSIDE AVE** **MEMPHIS, TN 38117-6323**	08/17/2026	$249,500	$194	1287	6/3/1	1955	10,454 SF

APN: 067-017- - -00001 Document #: 26070665
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: GLEN PARK SUBDIVISION MapRef: MB 19 PG 11 Abbreviated Description: Lot:109 Subdivision:GLEN PARK SUBDIVISION Map Ref:MB 19 PG 11

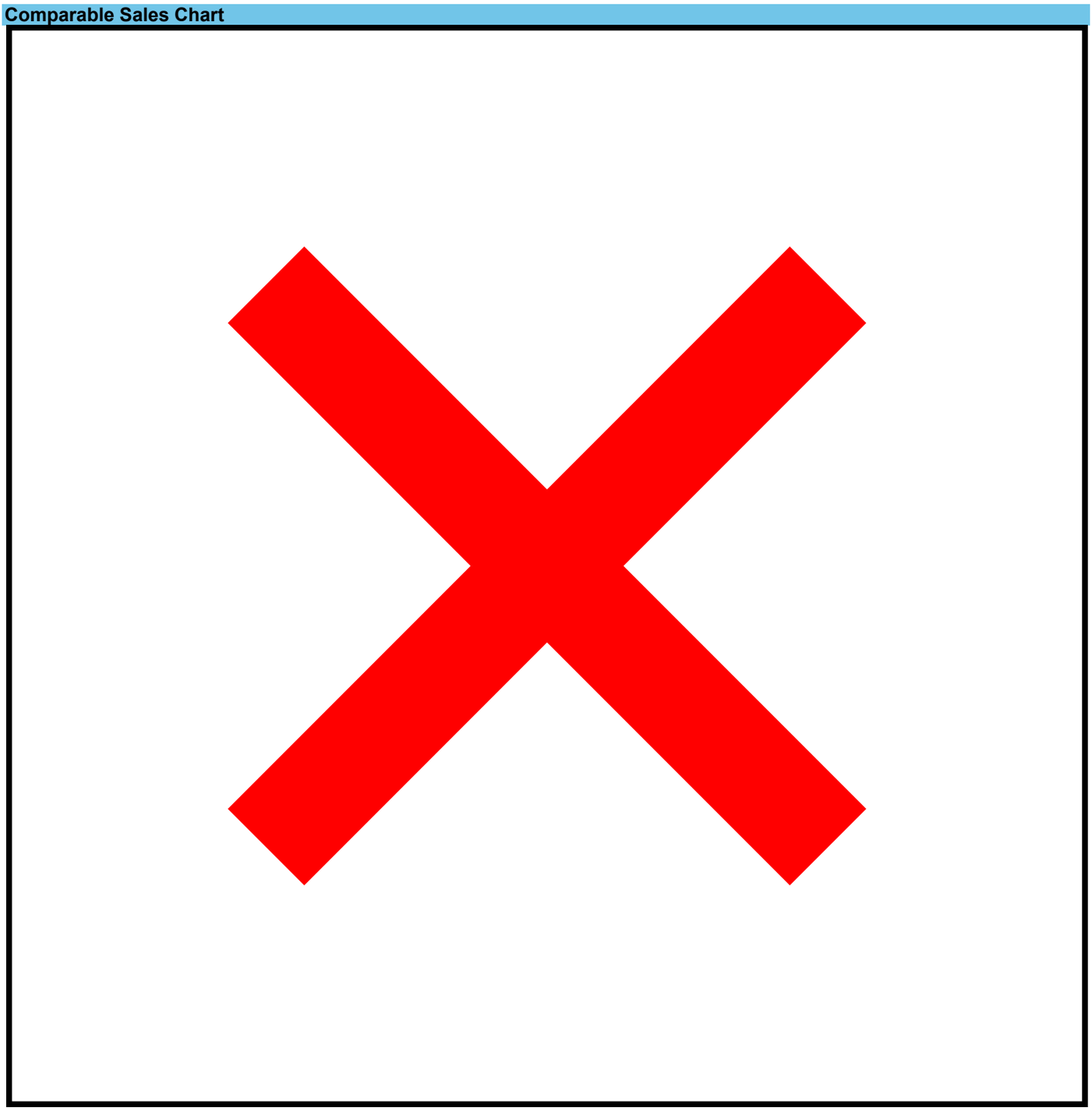
18	.43Mi.	**1262 S WHITE STATION RD**	06/05/2026	$174,600	$119	1468	6/3/1	1955	8,364 SF

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		MEMPHIS, TN 38117-6334								
	APN: 067-049- - -00024 Document #: 26046844 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 154 Section: A Subdivision: COUNTRY CLUB ESTATES SUBDIVISION MapRef: MB 18 PG 60 Abbreviated Description: Lot:154 Section:A Subdivision:COUNTRY CLUB ESTATES SUBDIVISION Map Ref:MB 18 PG 60									
19	.44Mi.	**4927 DEE RD**	09/11/2026	$305,000	$163	1873	7/3/2	1956	11,587 SF
		MEMPHIS, TN 38117-6233								
	APN: 065-059- - -00001 Document #: 26079551 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 101 Subdivision: GLEN PARK MapRef: MB 20 PG 38 Abbreviated Description: Lot:101 Subdivision:GLEN PARK Map Ref:MB 20 PG 38									
20	.44Mi.	**5279 SENECA AVE**	07/24/2026	$280,000	$152	1847	5/2/3	1961	9,365 SF
		MEMPHIS, TN 38117-5933								
	APN: 067-048- - -00038 Document #: 26062523 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 105 Subdivision: COUNTRY CHULF ESTATES MapRef: MB 22 PG 104 Abbreviated Description: Lot:105 Subdivision:COUNTRY CHULF ESTATES Map Ref:MB 22 PG 104									

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.

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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.	**1033 S WHITE STATION RD**	**04/22/2025**	$138,900	$34,725	1,003	5/3/1	1954	9,278 SF	
.01Mi.	**1041 S WHITE STATION RD**	**04/05/2012**	$135,600	$33,900	992	5/3/1	1954	9,191 SF	
.01Mi.	**1027 S WHITE STATION RD**	**08/12/2025**	$143,500	$35,875	1,074	5/2/1	1954	9,365 SF	
.02Mi.	**1047 S WHITE STATION RD**	**05/16/2018**	$144,900	$36,225	1,003	5/3/1	1954	9,104 SF	
.02Mi.	**1021 S WHITE STATION RD**	**09/26/2014**	$144,300	$36,075	1,003	5/3/1	1954	9,496 SF	
.03Mi.	**1032 WILBEC RD**	**09/24/1992**	$184,000	$46,000	1,302	6/3/1	1954	8,843 SF	
.03Mi.	**1040 WILBEC RD**	**05/20/2013**	$185,400	$46,350	1,374	6/3/1	1954	9,017 SF	
.03Mi.	**1026 WILBEC RD**	**10/19/2020**	$279,000	$69,750	1,608	6/3/2	1954	8,668 SF	
.03Mi.	**1053 S WHITE STATION RD**	**12/31/2003**	$136,100	$34,025	983	5/3/1	1954	9,017 SF	
.03Mi.	**1015 S WHITE STATION RD**	**05/19/2021**	$141,800	$35,450	1,014	5/2/1	1954	9,540 SF	
.04Mi.	**1046 WILBEC RD**	**01/24/2012**	$197,700	$49,425	1,692	8/3/1	1954	8,799 SF	
.04Mi.	**1020 WILBEC RD**	**10/27/2025**	$207,700	$51,925	990	5/3/1	1955	8,799 SF	
.04Mi.	**1052 WILBEC RD**	**02/12/2003**	$143,300	$35,825	1,032	5/3/1	1954	8,973 SF	
.04Mi.	**1034 S WHITE STATION RD**	**04/13/1991**	$150,600	$37,650	1,001	5/3/1	1954	8,973 SF	
.05Mi.	**1059 S WHITE STATION RD**	**02/27/2023**	$220,600	$55,150	992	5/3/1	1954	8,930 SF	
.05Mi.	**1028 S WHITE STATION RD**	**08/23/2022**	$184,900	$46,225	1,003	5/3/1	1954	8,973 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	40.7 years old	Households:	11,078
Median Household Income:	$99,887	Households w/Family:	57%
Household Income Per Capita:	$55,979	Households w/Family Married:	42%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.56Mi.	**Overton High School** Number of Students: 1,417 Student-Teacher Ratio: NA	D	Public	9 - 12
0.85Mi.	**Colonial Middle School** Number of Students: 1,034 Student-Teacher Ratio: NA	D+	Public	6 - 8
0.60Mi.	**Sea Isle Elementary School** Number of Students: 514 Student-Teacher Ratio: NA	C	Public	PK - 5

Flood Report

The Subject Property of **1033 S WHITE STATION RD, MEMPHIS, TN 38117-5813** 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	106%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	82%	LOWER
OVERALL	66%	NOTABLY LOWER

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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Data deemed reliable, but not guaranteed.

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