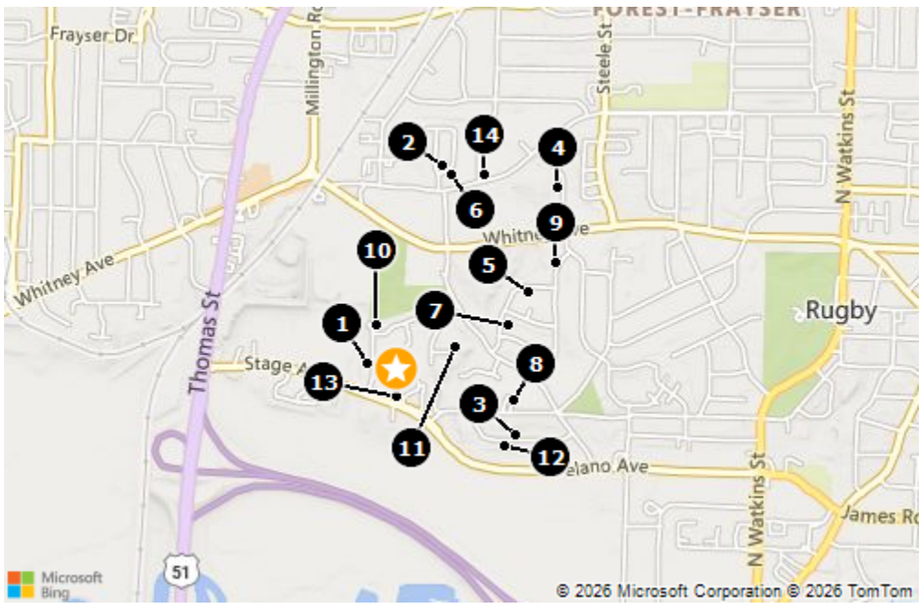
ICE SiteX Report

OrderID: 98359167

SiteX Property Information Report



Subject Property Location

1120 HALCOMB LN, MEMPHIS, TN 38127-7714

County:	**SHELBY TN**	Census Tract:	471570101.204003
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	070-024- - -00104	Thomas Bros Pg-Grid:	

Valuation

Value:	**$108,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$74,520 - $141,480	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,350	Market Land Value:	$9,400	Tax Year:	2025
Assd Improvement:	$25,425	Market Improvment Value:	$101,700	Total Taxable Value:	$1,464
Total Assessed Value:	$27,775	Total Assessor Market Value:	$111,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 62 Block: B District: O Subdivision: FRAYSER VISTA 3RD ADDN BLK B Map Ref: MB 29-21
Abbreviated Description: S E S FINCH DR COR HALCOMB LN NE
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	13,765 SF	Bedrooms:	3	Pool:	
Building Area:	1312 SF	Baths:	2	Fireplace:	
Year Built:	1966	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2026	Sales Price:	$33,280
Document #:	26071005 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/01/2017	Loan Amount:	N/A
Document #:	17042590 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2032	Type Finance:	

Legal Description:
Lot: 62 Section: B Subdivision: FRAYSER VISTA SUBDIVIISON

Prior Transfer

Recording Date:	11/03/2016	Sales Price:	N/A
Document #:	16113336 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/22/2005	Loan Amount:	N/A
Document #:	05043584 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/15/2020	Type Finance:	

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Legal Description:
Lot: 62 Subdivision: SECTION B THIRD ADDITION FRAYSER VISTA SUBDIVISION

Mortgage Record

Recording Date:	02/15/2001	Loan Amount:	N/A
Document #:	KV-8056 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 62 Section: B Subdivision: THIRD ADDITION FRAYSER VISTA SUBDIVISION

Prior Transfer

Recording Date:	10/08/1999	Sales Price:	$57,010
Document #:	JT-9290 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/06/1999		
Document Type:			

Legal Description:
Lot: 62 Section: B District: O Subdivision: FRAYSER VISTA 3RD ADDN BLK B Map Ref: MAP BB-10
Abbreviated Description: S E S FINCH DR COR HALCOMB LN NE
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	08/06/1999	Sales Price:	$57,010
Document #:	JT9290 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 62 Block: B District: O Subdivision: FRAYSER VISTA 3RD ADDN BLK B Map Ref: MB 29-21
Abbreviated Description: S E S FINCH DR COR HALCOMB LN NE
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	03/22/1999	Sales Price:	$63,450
Document #:	JF-2555 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/1999		
Document Type:			

Legal Description:
Lot: 62 District: O Subdivision: FRAYSER VISTA 3RD ADDN BLK B Map Ref: MAP BB-10
Abbreviated Description: S E S FINCH DR COR HALCOMB LN NE
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	12/18/1998	Sales Price:	$63,450
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,339,547	Median # of Bedrooms	3
Median Lot Size	10,716 SF	Median # of Baths	1
Median Living Area	1,328 SF	Median Year Built	1960
Price Range - 2 Yrs	$41,500 to $150,800	Age Range	59 years to 76 years
Median Value	$93,274	Median Age	66 years

Comparable Sales Data

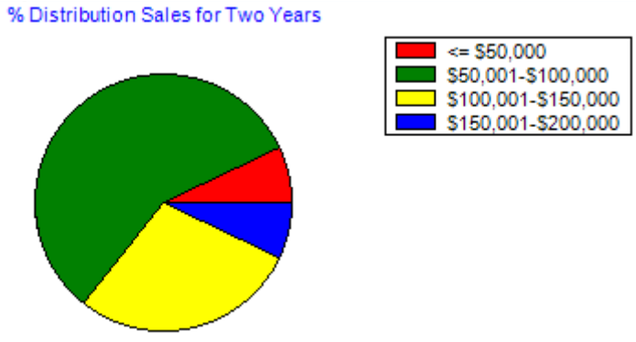
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2869 LAREDO ST** **MEMPHIS, TN 38127-7717**	09/02/2026	$70,000	$53	1301	5/3/2	1964	9,409 SF	
		APN: 070-024- - -00157 Document #: 26075926 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Section: A Subdivision: FRAYSER VISTA SUBDIVISION MapRef: MB 27 PG 18 Abbreviated Description: Lot:5 Subdivision:FRAYSER VISTA SUBDIVISION Map Ref:MB 27 PG 18Abbreviated Description:THIRD ADDITION								
2	.55Mi.	**3132 BASKIN ST** **MEMPHIS, TN 38127-6219**	08/18/2026	$60,000	$39	1510	7/4/1	1960	9,540 SF	
		APN: 070-014- - -00008 Document #: 26071234 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: RIDGECREST SUBDIVISION MapRef: MB 23 PG 51 Abbreviated Description: Lot:17 Subdivision:RIDGECREST SUBDIVISION Map Ref:MB 23 PG 51								
3	.36Mi.	**1334 VICOSCIA AVE** **MEMPHIS, TN 38127-7740**	05/14/2026	$100,000	$68	1463	6/4/2	1950	12,720 SF	
		APN: 070-025- - -00024 Document #: 26039903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: ALTA VISTA SUBDIVISION MapRef: MB 14 PG 54 Abbreviated Description: Lot:6 Subdivision:ALTA VISTA SUBDIVISION Map Ref:MB 14 PG 54								
4	.64Mi.	**3103 RAINIER DR** **MEMPHIS, TN 38127-7103**	05/13/2026	$75,000	$57	1300	6/3/1	1959	10,846 SF	
		APN: 070-016- - -00012 Document #: 26039538 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: FRAYSER VISTA SUBDIVISION MapRef: MB 22 PG 11 Abbreviated Description: Lot:7 Subdivision:FRAYSER VISTA SUBDIVISION Map Ref:MB 22 PG 11								
5	.4Mi.	**1343 DOVE ST** **MEMPHIS, TN 38127-7811**	05/11/2026	$145,000	$107	1354	6/3/1	1963	10,454 SF	
		APN: 070-020- - -00002 Document #: 26038329 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: FRAYSER VISTA SUBDIVISION MapRef: MB 23 PG 30 Abbreviated Description: Lot:14 Subdivision:FRAYSER VISTA SUBDIVISION Map Ref:MB 23 PG 30City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								

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6	.53Mi.	**3114 DAHLIA DR** **MEMPHIS, TN 38127-6212**	03/03/2026	$135,900	$129	1053	5/3/1	1960	8,407 SF
		APN: 070-013- - -00060 Document #: 26016536 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: 114 Subdivision: REVISED RIDGECREST HOME INCS MapRef: MB 23 PG 51 Abbreviated Description: Lot:39 Block:114 Subdivision:REVISED RIDGECREST HOME INCS Map Ref:MB 23 PG 51							
7	.32Mi.	**2910 DOVE ST** **MEMPHIS, TN 38127-7810**	12/29/2025	$150,800	$100	1504	7/3/2	1961	10,585 SF
		APN: 070-021- - -00020 Document #: 25110004 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: SECOND ADDITION TO FRAYSER VISTA SUBDIVISION MapRef: MB 23 PG 30 Abbreviated Description: Lot:86 Subdivision:SECOND ADDITION TO FRAYSER VISTA SUBDIVISION Map Ref:MB 23 PG 30							
8	.32Mi.	**1332 STAGE AVE** **MEMPHIS, TN 38127-7726**	12/22/2025	$86,547	$40	2113	7/4/1	1952	21,824 SF
		APN: 070-024- - -00021 Document #: 25109071 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CARL J GRANT SUBDIVISION MapRef: MB 16 PG 19 Abbreviated Description: Lot:1 Subdivision:CARL J GRANT SUBDIVISION Map Ref:MB 16 PG 19City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS							
9	.5Mi.	**2997 MANNDALE DR** **MEMPHIS, TN 38127-7819**	10/29/2025	$110,000	$82	1340	6/3/1	1959	19,733 SF
		APN: 070-019- - -00011 Document #: 25093425 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: FRAYSER VISTA SUBDIVISION MapRef: MB 22 PG 60 Abbreviated Description: Lot:30 Subdivision:FRAYSER VISTA SUBDIVISION Map Ref:MB 22 PG 60City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS							
10	.13Mi.	**2924 LAREDO ST** **MEMPHIS, TN 38127-7720**	10/28/2025	$68,000	$51	1316	6/3/1	1964	10,367 SF
		APN: 070-024- - -00149 Document #: 25092959 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Section: A Subdivision: FRAYERS VISTA SUBDIVISION MapRef: MB 27 PG 18 Abbreviated Description: Lot:13 Section:A Subdivision:FRAYERS VISTA SUBDIVISION Map Ref:MB 27 PG 18							
11	.18Mi.	**1252 VISTAVIEW CV** **MEMPHIS, TN 38127-7736**	10/17/2025	$144,800	$92	1559	6/3/2	1967	29,839 SF
		APN: 070-024- - -00049 Document #: 25090122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Section: A Subdivision: FRAYSER VISTA SUBDIVISION MapRef: MB 31 PG 60 Abbreviated Description: Lot:8 Section:A Subdivision:FRAYSER VISTA SUBDIVISION Map Ref:MB 31 PG 60							
12	.35Mi.	**1319 VICOSCIA AVE** **MEMPHIS, TN 38127-7739**	09/08/2025	$52,000	$41	1260	6/2/1	1951	14,985 SF
		APN: 070-026- - -00029 Document #: 25076725 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: ALTA VISTA SUBDIVISION MapRef: MB 14 PG 54 Abbreviated Description: Lot:38 Subdivision:ALTA VISTA SUBDIVISION Map Ref:MB 14 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS							
13	.07Mi.	**1170 STAGE AVE** **MEMPHIS, TN 38127-7712**	08/15/2025	$100,000	$76	1308	6/3/2	1964	9,409 SF
		APN: 070-024- - -00137 Document #: 25068061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Section: A Subdivision: FRAYSER VISTA SUBDIVISION MapRef: MB 27 PG 18 Abbreviated Description: Lot:27 Section:A Subdivision:FRAYSER VISTA SUBDIVISION Map Ref:MB 27 PG 18							
14	.57Mi.	**1290 DELLWOOD AVE** **MEMPHIS, TN 38127-6343**	06/24/2025	$41,500	$42	980	6/3/1	1953	14,070 SF
		APN: 070-015- - -00023 Document #: 25052236 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: RIDGECREST SUBDIVISION MapRef: MB 17 PG 10 Abbreviated Description: Lot:62 Subdivision:RIDGECREST SUBDIVISION Map Ref:MB 17 PG 10City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS							

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.	**1120 HALCOMB LN**	**08/06/1999**	$111,100	$27,775	1,312	8/3/2	1966	13,765 SF	
.02Mi.	**1133 FINCH DR**	**08/15/2001**	$97,700	$24,425	1,374	6/3/1	1965	10,803 SF	
.02Mi.	**1140 HALCOMB LN**	**08/09/2016**	$113,100	$28,275	1,832	5/2/1	1965	10,367 SF	
.03Mi.	**1121 HALCOMB LN**	**11/26/1996**	$119,000	$29,750	1,652	7/3/1	1965	14,854 SF	
.03Mi.	**1116 FINCH DR**	**04/29/1991**	$95,700	$23,925	1,294	7/3/1	1965	11,500 SF	
.04Mi.	**1143 FINCH DR**	**02/18/2025**	$116,700	$29,175	1,908	6/3/1	1966	11,238 SF	
.04Mi.	**1128 FINCH DR**	**10/23/1979**	$87,300	$21,825	1,113	6/3/1	1966	9,148 SF	
.04Mi.	**1129 HALCOMB LN**	**04/29/2014**	$122,200	$30,550	1,704	6/3/1	1965	14,113 SF	
.04Mi.	**1135 HALCOMB LN**	**06/02/2025**	$93,100	$23,275	1,147	6/3/1	1965	10,846 SF	
.04Mi.	**1136 FINCH DR**	**09/07/2021**	$99,000	$24,750	1,216	6/3/1	1965	10,542 SF	
.05Mi.	**1157 FINCH CV**	**04/23/2012**	$91,800	$22,950	1,296	6/3/2	1966	11,064 SF	
.05Mi.	**2870 LAREDO ST**	**05/20/2022**	$89,900	$22,475	1,257	5/3/2	1964	10,367 SF	
.05Mi.	**2850 LAREDO ST**	**05/02/2019**	$92,200	$23,050	1,257	7/3/2	1964	11,369 SF	
.05Mi.	**1141 HALCOMB LN**	**02/13/2020**	$93,000	$23,250	1,320	6/3/1	1966	11,064 SF	
.05Mi.	**1142 FINCH DR**	**05/31/2023**	$172,200	$43,050	1,478	7/3/2	1965	11,021 SF	
.05Mi.	**2878 LAREDO ST**	**01/18/2018**	$95,700	$23,925	1,235	7/3/1	1964	8,538 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	32.5 years old	Households:	13,931
Median Household Income:	$40,849	Households w/Family:	67%
Household Income Per Capita:	$18,518	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.22Mi.	**Grandview Heights Middle School**	C	Public	6 - 8

Number of Students: 472
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **1120 HALCOMB LN, MEMPHIS, TN 38127-7714** 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	116%	HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	115%	HIGHER
OVERALL	135%	NOTABLY HIGHER

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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ICE SiteX Report

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