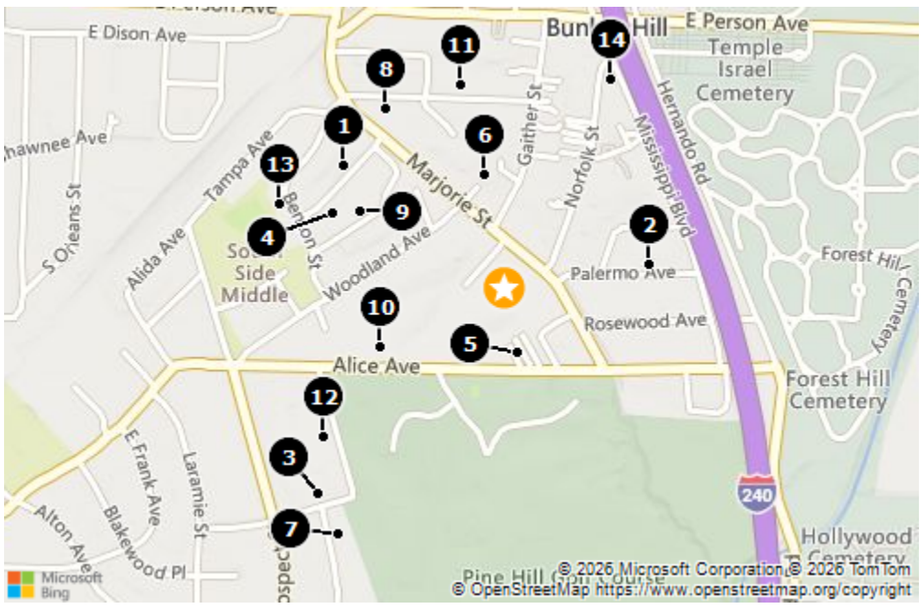
ICE SiteX Report

OrderID: 98722900

SiteX Property Information Report



Subject Property Location

1849 MARJORIE ST, MEMPHIS, TN 38106-6745

County:	**SHELBY TN**	Census Tract:	471570075.002005
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	049-079- - -00027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$91,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$80,990 - $101,010	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,000	Market Land Value:	$8,000	Tax Year:	2025
Assd Improvement:	$19,700	Market Improvment Value:	$78,800	Total Taxable Value:	$1,144
Total Assessed Value:	$21,700	Total Assessor Market Value:	$86,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 3 District: O Subdivision: WOODLAND BLK 3
Abbreviated Description: WS MARJORIE LOT # CONT: 9
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	26,789 SF	Bedrooms:	2	Pool:	
Building Area:	833 SF	Baths:	1	Fireplace:	
Year Built:	1943	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Other
Style:	Cottage	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/06/2026	Sales Price:	N/A
Document #:	26036199 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/16/2025	Sales Price:	N/A
Document #:	25003877 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/20/2024		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUDBIVISION
Abbreviated Description: PART OF LOT 9

Prior Transfer

Recording Date:	12/20/2024	Sales Price:	N/A
Document #:	25003877 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 3 District: O Subdivision: WOODLAND BLK 3
Abbreviated Description: WS MARJORIE LOT # CONT: 9
City/Muni/Twp: MEMPHIS

ICE SiteX Report

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Prior Transfer

Recording Date:	01/09/2024	Sales Price:	$42,500
Document #:	24002341 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2023		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION
Abbreviated Description: PART OF LOT 9

Prior Transfer

Recording Date:	12/28/2023	Sales Price:	$42,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2020	Sales Price:	$35,000
Document #:	20016027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/28/2020	Sales Price:	$4,900
Document #:	20009419 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/24/2020		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANY S WOODLAND SUBDIVISION

Mortgage Record

Recording Date:	01/25/2008	Loan Amount:	N/A
Document #:	08012168 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION
Abbreviated Description: PART LOT9

Prior Transfer

Recording Date:	08/17/2007	Sales Price:	$9,500
Document #:	07129371 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/08/2007		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION
Abbreviated Description: PART LOT9

Prior Transfer

Recording Date:	03/05/2007	Sales Price:	$37,049
Document #:	07037944 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/16/2007		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION
Abbreviated Description: PART LOT9

Prior Transfer

Recording Date:	10/24/2005	Sales Price:	$19,500
Document #:	05174606 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/17/2005	Loan Amount:	N/A
Document #:	05170273 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	10/01/2035	Type Finance:	

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION
Abbreviated Description: PART LOT9

Prior Transfer

Recording Date:	11/10/2004	Sales Price:	$20,000
Document #:	04189215 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/05/2004		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION

Prior Transfer

Recording Date:	02/28/2003	Sales Price:	$12,500
Document #:	03040009 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/19/2003		
Document Type:			

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION

Prior Transfer

Recording Date:	11/15/2002	Sales Price:	$28,125
Document #:	02194851 BK-PG -	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 98722900

Contract Date: 11/07/2002
Document Type:
Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION

Mortgage Record

Recording Date:	12/06/1999	Loan Amount:	N/A
Document #:	JW-7816 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2029	Type Finance:	

Legal Description:
Lot: 8&9 Block: 3 Subdivision: CHICKASAW LAND COMPANYS WOODLAND SUBDIVISION
Abbreviated Description: PART LOT9

Area Sales Analysis

Total Area Sales	$1,364,672	Median # of Bedrooms	3
Median Lot Size	8,190 SF	Median # of Baths	1
Median Living Area	1,221 SF	Median Year Built	1953
Price Range - 2 Yrs	$10,000 to $203,000	Age Range	1 years to 106 years
Median Value	$107,250	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**830 ALIDA AVE** **MEMPHIS, TN 38106-6732**	10/12/2026	$11,000	$8	1357	6/3/1	1958	6,403 SF	
		APN: 049-084- - -00018 Document #: 26088719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: F Subdivision: MARYWOOD SUBDIVISION MapRef: MB 22 PG 26 Abbreviated Description: Lot:1 Section:F Subdivision:MARYWOOD SUBDIVISION Map Ref:MB 22 PG 26								
2	.19Mi.	**1036 PALERMO AVE** **MEMPHIS, TN 38106-6518**	10/12/2026	$143,000	$102	1397	6/3/1	1924	6,970 SF	
		APN: 034-069- - -00030 Document #: 26088575 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: C Subdivision: HERNANDO TERRACE SUBDIVISION Abbreviated Description: Lot:12 Block:C Subdivision:HERNANDO TERRACE SUBDIVISION City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
3	.37Mi.	**804 DUNN AVE** **MEMPHIS, TN 38106-6750**	10/05/2026	$33,680	$28	1180	5/2/1	1954	12,589 SF	
		APN: 049-076- - -00041 Document #: 26086364 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 11 Subdivision: CHICKASAW LAND COMPANY WOODLAND SUBDIVISION Abbreviated Description: Lot:21 Block:11 Subdivision:CHICKASAW LAND COMPANY WOODLAND SUBDIVISION City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
4	.25Mi.	**815 ALIDA AVE** **MEMPHIS, TN 38106-6731**	08/04/2026	$132,900	$112	1181	6/3/1	1958	7,187 SF	
		APN: 049-083- - -00003 Document #: 26066380 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Section: E Subdivision: MARYWOOD SUBDIVISION MapRef: MB 22 PG 16 Abbreviated Description: Lot:7 Section:E Subdivision:MARYWOOD SUBDIVISION Map Ref:MB 22 PG 16								
5	.08Mi.	**944 ALICE AVE** **MEMPHIS, TN 38106-6700**	08/03/2026	$123,600	$118	1047	6/4/1	1951	13,504 SF	
		APN: 049-078- - -00003 Document #: 26065235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 4 Subdivision: CHICKASAW LAND COMPANYS WOODLAND UNRECORDED SUBDIV Abbreviated Description: Lot:15 Block:4 Subdivision:CHICKASAW LAND COMPANYS WOODLAND UNRECORDED SUBDIV								
6	.16Mi.	**930 MARJORIE CV** **MEMPHIS, TN 38106-6547**	07/21/2026	$72,000	$33	2176	8/4/2	1920	12,415 SF	
		APN: 034-064- - -00024 Document #: 26061228 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: MARJORIE STEET SUBDIVISION MapRef: MB 25 PG 15 Abbreviated Description: Lot:4 Subdivision:MARJORIE STEET SUBDIVISION Map Ref:MB 25 PG 15								
7	.39Mi.	**2048 BENTON ST** **MEMPHIS, TN 38106-7634**	07/17/2026	$58,000	$61	936	5/2/1	1947	8,059 SF	
		APN: 049-077- - -00044 Document #: 26060341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: PINE HILL SUBDIVISION MapRef: MB 11 PG 30 Abbreviated Description: Lot:91 Subdivision:PINE HILL SUBDIVISION Map Ref:MB 11 PG 30								
8	.29Mi.	**853 TAMPA AVE** **MEMPHIS, TN 38106-6507**	07/09/2026	$114,500	$127	900	5/3/1	1970	7,449 SF	
		APN: 034-064- - -00042 Document #: 26057234 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: TAM MAR SUBDIVISION MapRef: MB 40 PG 8 Abbreviated Description: Subdivision:TAM MAR SUBDIVISION Map Ref:MB 40 PG 8Abbreviated Description:LOT: WEST 96.43 FT OF LOT 7 City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
9	.22Mi.	**834 LUCILLE AVE** **MEMPHIS, TN 38106-6736**	06/25/2026	$133,500	$109	1221	7/3/1	1959	8,320 SF	
		APN: 049-083- - -00018 Document #: 26053234 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Section: F Subdivision: MARYWOOD SUBDIVIISON MapRef: MB 22 PG 26 Abbreviated Description: Lot:15 Section:F Subdivision:MARYWOOD SUBDIVIISON Map Ref:MB 22 PG 26City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
10	.18Mi.	**844 ALICE AVE** **MEMPHIS, TN 38106-6712**	06/23/2026	$203,000	$143	1410	/4/2	2025	12,502 SF	
		APN: 049-080- - -00021 Document #: 26052269 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 9 Subdivision: SOUTH MEMPHIS LAND COS WOODLAND SUBDIVISION Abbreviated Description: Lot:18 Block:9 Subdivision:SOUTH MEMPHIS LAND COS WOODLAND SUBDIVISION City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
11	.29Mi.	**904 TAMPA AVE**	06/05/2026	$135,000	$110	1221	7/4/1	1947	12,589 SF	

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MEMPHIS, TN 38106-6508
APN: 034-073- - -00028 Document #: 26046739
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: CHICKASAW LAND COMPANYS OAKLAHOMA SUBDIVISION Abbreviated Description: Lot:14 Block:2 Subdivision:CHICKASAW LAND COMPANYS OAKLAHOMA SUBDIVISION

12	.32Mi.	**1985 BENTON ST**	05/04/2026	$10,000	$6	1627	8/4/1	1952	12,502 SF	

MEMPHIS, TN 38106-6755
APN: 049-076- - -00014 Document #: 26034981
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Block: 11 Subdivision: WOODLAND SUBDIVISION Abbreviated Description: Lot:29 Block:11 Subdivision:WOODLAND SUBDIVISION City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

13	.32Mi.	**1809 BENTON ST**	04/16/2026	$94,492	$61	1532	8/4/1	1959	6,926 SF	

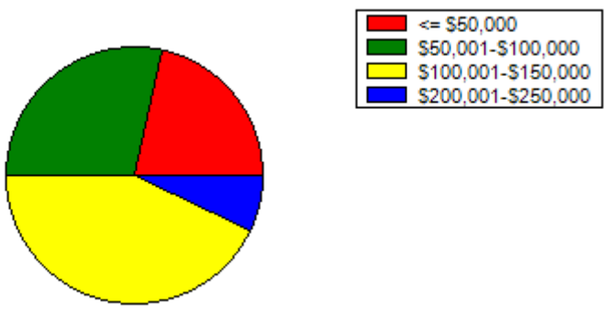
MEMPHIS, TN 38106-6733
APN: 049-042- - -00029 Document #: 26029240
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Section: C Subdivision: MARYWOOD SUBDIVISION MapRef: MB 22 PG 10 Abbreviated Description: Lot:8 Section:C Subdivision:MARYWOOD SUBDIVISION Map Ref:MB 22 PG 10

14	.31Mi.	**1724 NORFOLK ST**	12/29/2025	$100,000	$119	840	4/2/1	1947	7,144 SF	

MEMPHIS, TN 38106-6514
APN: 034-071- - -00018 Document #: 25110284
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: OKLAHOMA SUBDIVISION Abbreviated Description: Lot:1 Block:4 Subdivision:OKLAHOMA SUBDIVISION

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	**1849 MARJORIE ST**	**12/20/2024**	$86,800	$21,700	833	5/2/1	1943	26,789 SF	
.02Mi.	**915 GAITHER CV**	**03/12/1980**	$60,200	$15,050	1,020	5/3/1	1953	8,233 SF	
.02Mi.	**919 GAITHER CV**	**10/16/1985**	$75,200	$18,800	1,512	8/4/1	1954	7,492 SF	
.03Mi.	**925 GAITHER CV**	**03/27/2025**	$92,100	$23,025	1,287	7/4/2	1954	7,492 SF	
.03Mi.	**909 GAITHER CV**	**10/24/2013**	$76,100	$19,025	1,461	6/3/1	1954	7,231 SF	
.04Mi.	**1863 MARJORIE ST**	**03/08/2024**	$70,900	$17,725	819	4/2/1	1949	9,975 SF	
.06Mi.	**914 GAITHER CV**	**12/23/1968**	$70,000	$17,500	1,005	6/3/1	1955	7,492 SF	
.06Mi.	**918 GAITHER CV**	**05/12/2022**	$59,000	$14,750	1,005	5/3/1	1955	7,492 SF	
.06Mi.	**910 GAITHER CV**	**03/26/2013**	$60,600	$15,150	1,063	6/3/1	1955	7,492 SF	
.06Mi.	**922 GAITHER CV**	**03/23/2021**	$73,500	$18,375	1,293	6/4/1	1955	8,233 SF	
.06Mi.	**906 GAITHER CV**	**01/18/2024**	$118,100	$29,525	1,032	5/3/1	1955	7,144 SF	
.07Mi.	**926 GAITHER CV**	**10/03/2023**	$143,500	$35,875	1,645	6/2/1	1955	13,809 SF	
.07Mi.	**902 GAITHER CV**	**10/06/2010**	$59,200	$14,800	1,020	5/3/1	1955	7,144 SF	
.07Mi.	**1885 MARJORIE ST**	**10/01/1971**	$106,900		2,191	7/3/2	1948	24,960 SF	
.07Mi.	**901 GAITHER CV**	**04/03/1980**	$116,800	$29,200	2,347	6/4/2	1945	8,320 SF	
.08Mi.	**1889 MARJORIE ST**	**08/29/2025**	$61,200	$15,300	1,040	6/3/1	1936	12,502 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	42.0 years old	Households:	8,649
Median Household Income:	$35,403	Households w/Family:	45%
Household Income Per Capita:	$19,472	Households w/Family Married:	11%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

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

ICE SiteX Report

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.47Mi.	**A. B. Hill Elementary School** Number of Students: 485 Student-Teacher Ratio: NA	F	Public	PK - 5
2.23Mi.	**Riverview School** Number of Students: 522 Student-Teacher Ratio: NA	F	Public	PK - 8
0.86Mi.	**Hamilton High School** Number of Students: 628 Student-Teacher Ratio: NA Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **1849 MARJORIE ST, MEMPHIS, TN 38106-6745** 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	129%	HIGHER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	164%	NOTABLY HIGHER
FORCIBLE RAPE	94%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	161%	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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