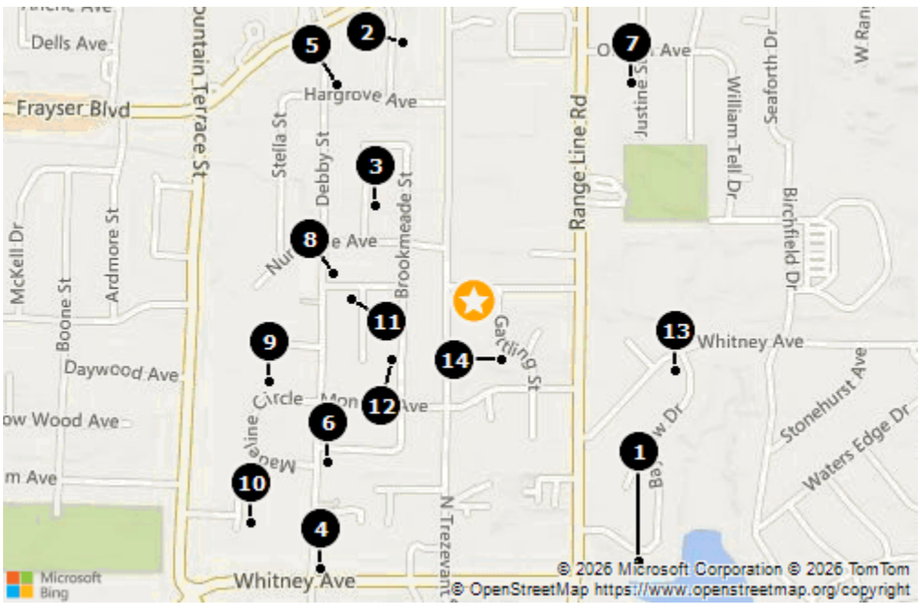
ICE SiteX Report

OrderID: 98513681

SiteX Property Information Report



Subject Property Location

2561 SANDPIPER AVE, MEMPHIS, TN 38127-6818

County:	**SHELBY TN**	Census Tract:	471570102.202004
Property Use:	Single Family Residential	Zoning:	R-10
Parcel Number:	072-068- - -00002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	30	Common Confidence Score:	24
Value Range:	$66,500 - $123,500	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,275	Market Land Value:	$9,100	Tax Year:	2025
Assd Improvement:	$26,175	Market Improvment Value:	$104,700	Total Taxable Value:	$1,500
Total Assessed Value:	$28,450	Total Assessor Market Value:	$113,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 185 District: O Subdivision: OAK GROVE PARK RE SD OF LOTS 12-13-1
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	10,934 SF	Bedrooms:	3	Pool:	
Building Area:	1218 SF	Baths:	2	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/12/2026	Sales Price:	N/A
Document #:	26019544 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/27/2025	Sales Price:	N/A
Document #:	25092923 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/16/2025		
Document Type:			

Legal Description:
Lot: 185 Section: B Subdivision: GROVE PARK SUBDIVISION Map Ref: MB 23 PG 34

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	N/A
Document #:	25092923 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 185 District: O Subdivision: OAK GROVE PARK RE SD OF LOTS 12-13-1
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	02/25/2025	Sales Price:	N/A

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Document #:	25014627 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/21/2025		
Document Type:			

Legal Description:
Lot: 185 Section: B Subdivision: OAK GROVE SUBDIVISION Map Ref: MB 23 PG 34

Prior Transfer

Recording Date:	09/25/2019	Sales Price:	$55,780
Document #:	19099460 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/12/2015	Loan Amount:	N/A
Document #:	15056612 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Lot: 185 Section: B Subdivision: OAK GROVE PARK SUBDIVISION

Prior Transfer

Recording Date:	06/12/2015	Sales Price:	$54,000
Document #:	15056611 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2015		
Document Type:			

Legal Description:
Lot: 185 Section: B Subdivision: OAK GROVE PARK SUBDIVISION Map Ref: MB23 PG34

Prior Transfer

Recording Date:	06/11/2015	Sales Price:	$50,000
Document #:	15056290 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/07/2004	Loan Amount:	N/A
Document #:	04167940 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 185 Subdivision: SECTION B OAK GROVE PARK SUBDIVISION

Prior Transfer

Recording Date:	10/17/2003	Sales Price:	N/A
Document #:	03210085 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/17/2003		
Document Type:			

Legal Description:
Lot: 185 Subdivision: SECTION B OAK GROVE PARK SUBDIVISION Map Ref: MB23 PG34

Area Sales Analysis

Total Area Sales	$1,657,021	Median # of Bedrooms	3
Median Lot Size	12,742 SF	Median # of Baths	1.5
Median Living Area	1,580 SF	Median Year Built	1963
Price Range - 2 Yrs	$42,821 to $162,500	Age Range	23 years to 80 years
Median Value	$142,750	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**2681 HORNBEAM RD** **MEMPHIS, TN 38127-7436**	09/29/2026	$150,000	$92	1617	6/3/2	2003	14,244 SF	
		APN: 072-107- -C-00102 Document #: 26084717 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 568 Section: F Subdivision: SKY LAKE SUBDIVISION MapRef: MB 45 PG 43 Abbreviated Description: Lot:568 Section:F Subdivision:SKY LAKE SUBDIVISION Map Ref:MB 45 PG 43								
2	.35Mi.	**3396 BROOKMEADE ST** **MEMPHIS, TN 38127-6702**	08/05/2026	$159,800	$96	1656	7/3/2	1965	10,759 SF	
		APN: 072-071- - -00056 Document #: 26066673 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: BROOKMEADE NORTH SUBDIVISION MapRef: MB 29 PG 30 Abbreviated Description: Lot:16 Subdivision:BROOKMEADE NORTH SUBDIVISION Map Ref:MB 29 PG 30								
3	.18Mi.	**3284 LOCKMEADE DR** **MEMPHIS, TN 38127-6762**	07/13/2026	$50,000	$32	1543	6/3/2	1964	10,019 SF	
		APN: 072-071- - -00105 Document #: 26057837 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: BROOKMEAD SUBDIVISION MapRef: MB 27 PG 52 Abbreviated Description: Lot:42 Subdivision:BROOKMEAD SUBDIVISION Map Ref:MB 27 PG 52City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
4	.4Mi.	**2458 WHITNEY AVE** **MEMPHIS, TN 38127-8350**	05/14/2026	$93,000	$76	1221	6/3/1	1946	15,028 SF	
		APN: 072-065- - -00015 Document #: 26040034 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: GRAHAM HEIGHTS SUBDIGVISION MapRef: MB 6 PG 87 Abbreviated Description: Subdivision:GRAHAM HEIGHTS SUBDIGVISION Map Ref:MB 6 PG 87Abbreviated Description:LOT: WEST 75 FT OF LOT 35								
5	.34Mi.	**3370 DEBBY ST** **MEMPHIS, TN 38127-6764**	05/12/2026	$162,500	$86	1869	8/4/1	1960	16,596 SF	
		APN: 072-071- - -00039 Document #: 26038805 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 78 Section: A Subdivision: OAK GROVE PARK SUBDIVISION MapRef: MB 23 PG 35 Abbreviated Description: Lot:78 Section:A Subdivision:OAK GROVE PARK SUBDIVISION Map Ref:MB 23 PG 35City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

6	.29Mi.	**2463 BREWSTER AVE** **MEMPHIS, TN 38127-6715**	04/23/2026	$145,500	$117	1234	6/3/1	1961	13,199 SF

APN: 072-065- - -00019 Document #: 26031245
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 148 Section: A Subdivision: OAK GROVE PARK SUBDIVISION MapRef: MB 23 PG 35 Abbreviated Description: Lot:148 Section:A Subdivision:OAK GROVE PARK SUBDIVISION Map Ref:MB 23 PG 35

7	.36Mi.	**3369 JUSTINE ST** **MEMPHIS, TN 38127-6907**	04/10/2026	$157,400	$95	1656	7/3/2	1963	9,583 SF

APN: 072-107- - -00297 Document #: 26027173
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Section: A Subdivision: RANGE HILLS SUBDIVISION MapRef: MB 26 PG 19 Abbreviated Description: Lot:9 Section:A Subdivision:RANGE HILLS SUBDIVISION Map Ref:MB 26 PG 19

8	.19Mi.	**3240 DEBBY ST** **MEMPHIS, TN 38127-6733**	04/01/2026	$155,000	$103	1496	5/3/1	1963	12,371 SF

APN: 072-071- - -00032 Document #: 26025329
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Section: A Subdivision: OAK GROVE PARK SUBDIVISION MapRef: MB 23 PG 35 Abbreviated Description: Lot:85 Section:A Subdivision:OAK GROVE PARK SUBDIVISION Map Ref:MB 23 PG 35City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

9	.29Mi.	**3168 MADELINE CIR** **MEMPHIS, TN 38127-6746**	03/31/2026	$42,821	$25	1690	7/3/1	1954	14,985 SF

APN: 072-062- - -00058 Document #: 26025095
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SPRINGDALE TERRACE SUBDIVISION MapRef: MB 18 PG 17 Abbreviated Description: Lot:5 Subdivision:SPRINGDALE TERRACE SUBDIVISION Map Ref:MB 18 PG 17City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

10	.42Mi.	**3066 VICTORIA PARK CV** **MEMPHIS, TN 38127-6710**	03/19/2026	$155,000	$116	1328	6/3/2	2002	8,059 SF

APN: 072-062- -A-00011 Document #: 26021717
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: VICTORIA PARK SUBDIVISION MOUNTAIN TERRACE P D MapRef: MB 196 PG 117 Abbreviated Description: Lot:11 Subdivision:VICTORIA PARK SUBDIVISION MOUNTAIN TERRACE P D Map Ref:MB 196 PG 117City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

11	.16Mi.	**3221 MELBOURNE ST** **MEMPHIS, TN 38127-6739**	03/03/2026	$91,000	$52	1731	6/3/1	1962	13,547 SF

APN: 072-069- - -00002 Document #: 26016467
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125 Section: A Subdivision: PAK GROVE SUBDIVISION MapRef: MB 23 PG 35 Abbreviated Description: Lot:125 Section:A Subdivision:PAK GROVE SUBDIVISION Map Ref:MB 23 PG 35

12	.13Mi.	**3181 BROOKMEADE ST** **MEMPHIS, TN 38127-6719**	02/04/2026	$65,000	$39	1650	8/4/1	1963	10,019 SF

APN: 072-069- - -00021 Document #: 26007546
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 106 Section: A Subdivision: OAK GROVE PARK SUBDIVISION MapRef: MB 23 PG 35 Abbreviated Description: Lot:106 Section:A Subdivision:OAK GROVE PARK SUBDIVISION Map Ref:MB 23 PG 35

13	.29Mi.	**2695 WHITNEY AVE** **MEMPHIS, TN 38127-7444**	01/14/2026	$140,000	$107	1305	6/3/2	1977	13,112 SF

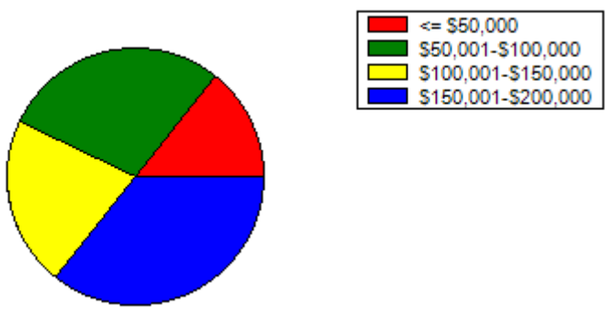
APN: 072-107- -C-00043 Document #: 26003872
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 502 Section: F Subdivision: SKY LAKE SUBDIVISION MapRef: MB 45 PG 43 Abbreviated Description: Lot:502 Section:F Subdivision:SKY LAKE SUBDIVISION Map Ref:MB 45 PG 43City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

14	.09Mi.	**3189 GATTLING ST** **MEMPHIS, TN 38127-6803**	12/23/2025	$90,000	$71	1263	6/3/2	1963	9,409 SF

APN: 072-068- - -00008 Document #: 25109555
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 191 Section: B Subdivision: OAK GROVE PARK SUBDIVISION MapRef: MB 23 PG 34 Abbreviated Description: Lot:191 Section:B Subdivision:OAK GROVE PARK SUBDIVISION Map Ref:MB 23 PG 34City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

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.

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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.	**2561 SANDPIPER AVE**	**09/16/2025**	$113,800	$28,450	1,218	6/3/2	1962	10,934 SF	
.02Mi.	**2569 SANDPIPER AVE**	**04/04/2014**	$136,200	$34,050	1,662	7/3/2	1962	14,201 SF	
.02Mi.	**2549 SANDPIPER AVE**	**04/28/1988**	$99,600	$24,900	1,133	6/3/1	1962	10,977 SF	
.02Mi.	**3220 N TREZEVANT ST**	**10/17/2000**	$97,200	$24,300	1,473	7/3/1	1962	12,763 SF	
.03Mi.	**3215 GATTLING ST**	**08/01/2016**	$93,900	$23,475	1,359	6/3/2	1963	10,324 SF	
.03Mi.	**2560 SANDPIPER AVE**	**06/06/2016**	$96,000	$24,000	1,347	6/3/2	1962	10,890 SF	
.04Mi.	**2568 SANDPIPER AVE**	**10/22/2001**	$164,300	$41,075	2,169	8/3/2	1962	11,500 SF	
.04Mi.	**2550 SANDPIPER AVE**	**12/05/2025**	$165,500	$41,375	2,464	9/5/2	1962	12,327 SF	
.04Mi.	**3207 GATTLING ST**	**04/27/1990**	$95,600	$23,900	1,382	7/3/2	1965	10,324 SF	
.05Mi.	**2578 SANDPIPER AVE**	**12/30/2010**	$181,700	$45,425	2,514	9/4/2	1962	9,975 SF	
.05Mi.	**2585 SANDPIPER AVE**	**01/12/2023**	$108,400	$27,100	1,572	7/3/1	1962	10,803 SF	
.05Mi.	**3221 N TREZEVANT ST**	**01/31/1996**	$99,400	$24,850	1,319	6/3/1	1962	9,888 SF	
.05Mi.	**3225 N TREZEVANT ST**	**04/20/1988**	$96,900	$24,225	1,146	6/3/1	1970	9,365 SF	
.05Mi.	**3252 N TREZEVANT ST**	**12/23/2011**	$179,400	$44,850	1,756	6/3/2	2007	13,591 SF	
.05Mi.	**3214 GATTLING ST**	**09/24/1993**	$176,900	$44,225	2,464	8/4/2	1962	10,324 SF	
.06Mi.	**3190 N TREZEVANT ST**	**08/12/1989**	$50,000	$12,500	1,392	4/2/1	1920	13,634 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:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**Lucie E. Campbell Elementary School** Number of Students: 600 Student-Teacher Ratio: NA	F	Public	PK - 5
0.61Mi.	**Grandview Heights Middle School** Number of Students: 472 Student-Teacher Ratio: NA	F	Public	6 - 8
0.27Mi.	**Trezevant High School** Number of Students: 883 Student-Teacher Ratio: NA	D+	Public	9 - 12

Flood Report

The Subject Property of **2561 SANDPIPER AVE, MEMPHIS, TN 38127-6818** 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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