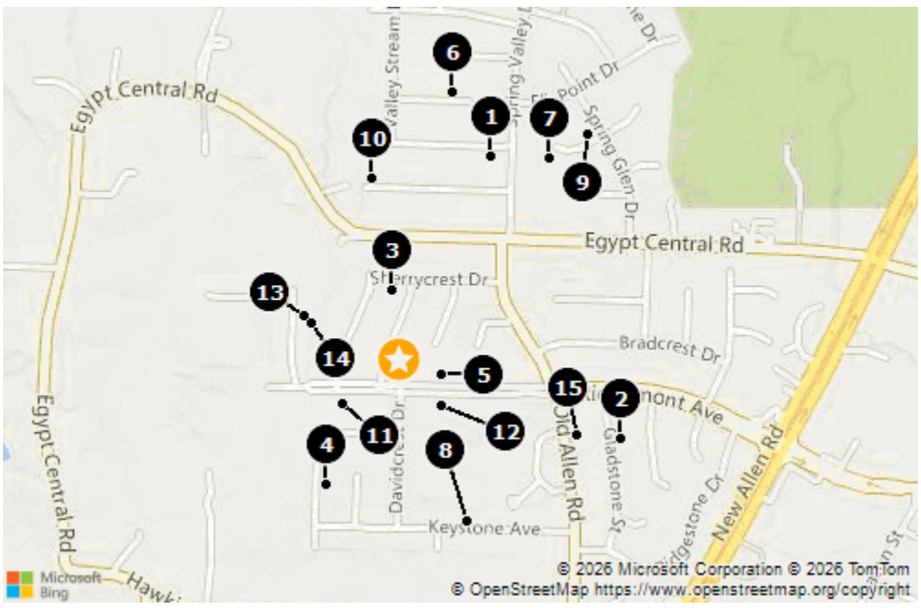
ICE SiteX Report

OrderID: 98738680

SiteX Property Information Report



Subject Property Location

4372 DAVIDCREST DR, MEMPHIS, TN 38128-1706

County:	**SHELBY TN**	Census Tract:	471570205.212003
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	090-013- - -00053	Thomas Bros Pg-Grid:	

Valuation

Value:	**$131,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$98,250 - $163,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,625	Market Land Value:	$10,500	Tax Year:	2025
Assd Improvement:	$20,500	Market Improvment Value:	$82,000	Total Taxable Value:	$1,219
Total Assessed Value:	$23,125	Total Assessor Market Value:	$92,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 62 District: O Subdivision: FAIRFIELD ESTATES 1ST ADDN Map Ref: MB 51-22
Abbreviated Description: ES DAVIDCREST DR 122.485 FT N OF RIDGEMONT RD
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	12,981 SF	Bedrooms:	3	Pool:	
Building Area:	1113 SF	Baths:	2	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/12/2016	Sales Price:	N/A
Document #:	16070383 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2016	Sales Price:	$49,000
Document #:	16068041 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 62 District: O Subdivision: FAIRFIELD ESTATES 1ST ADDN Map Ref: MB 51-22
Abbreviated Description: ES DAVIDCREST DR 122.485 FT N OF RIDGEMONT RD
City/Muni/Twp: MEMPHIS

Mortgage Record

Recording Date:	08/10/2015	Loan Amount:	N/A
Document #:	15078861 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2025	Type Finance:	

Legal Description:
Lot: 62 Subdivision: FIRST ADDITION TO FAIRFIELD ESTATES

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Mortgage Record

Recording Date:	07/14/1998	Loan Amount:	N/A
Document #:	HN-9195 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 62 Subdivision: REVISED FIRST ADDITION TO FAIRFIELD ESTATES SUB

Prior Transfer

Recording Date:	07/10/1996	Sales Price:	$44,000
Document #:	FY-7588 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/1996		
Document Type:			

Legal Description:
Lot: 62 Subdivision: FIRST ADDITION TO FAIRFIELD ESTATES SUBDIVISION Map Ref: MB51 PG22

Prior Transfer

Recording Date:	07/03/1996	Sales Price:	$44,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,949,900	Median # of Bedrooms	3
Median Lot Size	7,797 SF	Median # of Baths	1
Median Living Area	1,128 SF	Median Year Built	1973
Price Range - 2 Yrs	$61,500 to $265,000	Age Range	1 years to 56 years
Median Value	$108,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**3317 ABBOTTSFORD AVE** **MEMPHIS, TN 38128-1001**	10/09/2026	$61,500	$59	1026	5/3/1	1971	7,797 SF	
		APN: 090-002- - -00304 Document #: 26088421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 157 Block: A Section: A Subdivision: SPRING VALLEY SUBDIVISION MapRef: MB 39 PG 25 Abbreviated Description: Lot:157 Block:A Section:A Subdivision:SPRING VALLEY SUBDIVISION Map Ref:MB 39 PG 25								
2	.31Mi.	**4320 GLADSTONE ST** **MEMPHIS, TN 38128-1821**	09/02/2026	$108,000	$94	1146	5/3/1	1970	7,797 SF	
		APN: 090-017- - -00061 Document #: 26076189 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 36 PG 16 Abbreviated Description: Lot:36 Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 36 PG 16								
3	.09Mi.	**3245 SHERRYCREST DR** **MEMPHIS, TN 38128-1735**	08/25/2026	$156,000	$140	1110	6/3/2	1980	7,405 SF	
		APN: 090-012- - -00002 Document #: 26073603 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 51 PG 22 Abbreviated Description: Lot:50 Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 51 PG 22								
4	.19Mi.	**4280 MIKEWOOD DR** **MEMPHIS, TN 38128-1720**	08/21/2026	$90,000	$76	1182	6/3/1	1975	7,797 SF	
		APN: 090-014- - -00032 Document #: 26072378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 78 Section: D Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 53 PG 62 Abbreviated Description: Lot:78 Section:D Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 53 PG 62								
5	.06Mi.	**3280 RIDGEMONT RD** **MEMPHIS, TN 38128-1740**	07/27/2026	$85,000	$71	1190	5/3/2	1984	7,797 SF	
		APN: 090-013- - -00047 Document #: 26062694 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 51 PG 22 Abbreviated Description: Lot:115 Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 51 PG 22								
6	.37Mi.	**3290 VALLEY STREAM CV** **MEMPHIS, TN 38128-1024**	07/14/2026	$100,000	$111	900	5/3/1	1971	8,059 SF	
		APN: 090-010- - -00064 Document #: 26058892 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Section: A Subdivision: SPRING VALLEY SUBDIVISION MapRef: MB 39 PG 25 Abbreviated Description: Lot:42 Section:A Subdivision:SPRING VALLEY SUBDIVISION Map Ref:MB 39 PG 25City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
7	.33Mi.	**3359 SPRING WATER CV** **MEMPHIS, TN 38128-1123**	07/06/2026	$139,500	$130	1072	6/3/1	1973	4,095 SF	
		APN: 090-005- - -00016 Document #: 26055437 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 163 Section: B Subdivision: SPRING VALLEY SUBDIVISION MapRef: MB 42 PG 47 Abbreviated Description: Lot:163 Section:B Subdivision:SPRING VALLEY SUBDIVISION Map Ref:MB 42 PG 47								
8	.23Mi.	**3300 KEYSTONE AVE** **MEMPHIS, TN 38128-1734**	06/24/2026	$126,000	$102	1225	6/3/1	1973	8,102 SF	
		APN: 090-015- - -00027 Document #: 26052791 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Section: D Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 53 PG 62 Abbreviated Description: Lot:39 Section:D Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 53 PG 62								
9	.39Mi.	**3386 SPRING WATER CV** **MEMPHIS, TN 38128-1123**	05/04/2026	$83,000	$78	1053	6/3/1	1972	9,017 SF	
		APN: 090-005- - -00009 Document #: 26034917 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 156 Section: B Subdivision: SPRING VALLEY SUBDIVISION MapRef: MB 42 PG 47 Abbreviated Description: Lot:156 Section:B Subdivision:SPRING VALLEY SUBDIVISION Map Ref:MB 42 PG 47

10	.25Mi.	**3230 SWEET SPRINGS DR** **MEMPHIS, TN 38128-1022**	04/28/2026	$75,000	$71	1044	6/3/1	1972	8,189 SF

APN: 090-002- - -00321 Document #: 26032853
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 423 Section: C Subdivision: SPRING VALLEY SUBDIVISION MapRef: MB 41 PG 67 Abbreviated Description: Lot:423 Section:C Subdivision:SPRING VALLEY SUBDIVISION Map Ref:MB 41 PG 67

11	.1Mi.	**3213 RIDGEMONT RD** **MEMPHIS, TN 38128-1737**	03/26/2026	$152,000	$137	1104	5/3/2	1981	7,797 SF

APN: 090-011- - -00054 Document #: 26023938
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 51 PG 22 Abbreviated Description: Lot:137 Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 51 PG 22City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

12	.08Mi.	**3281 RIDGEMONT RD** **MEMPHIS, TN 38128-1739**	03/26/2026	$81,000	$71	1128	5/3/2	1984	7,797 SF

APN: 090-015- - -00004 Document #: 26023699
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: FAIRFIELD ESATTES SUBDIVISION MapRef: MB 51 PG 22 Abbreviated Description: Lot:128 Subdivision:FAIRFIELD ESATTES SUBDIVISION Map Ref:MB 51 PG 22City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

13	.14Mi.	**4394 OAK ROYAL DR** **MEMPHIS, TN 38128-1721**	03/19/2026	$265,000	$136	1941	7/4/2	2025	6,926 SF

APN: 090-011- -A-00015 Document #: 26021871
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Section: A Subdivision: RIDGEMONT TRAILS SUBDIVISION MapRef: MB 223 PG 6 Abbreviated Description: Lot:15 Section:A Subdivision:RIDGEMONT TRAILS SUBDIVISION Map Ref:MB 223 PG 6

14	.13Mi.	**4390 OAK ROYAL DR** **MEMPHIS, TN 38128-**	03/16/2026	$265,000	$114	2321	7/4/2	2025	11,151 SF

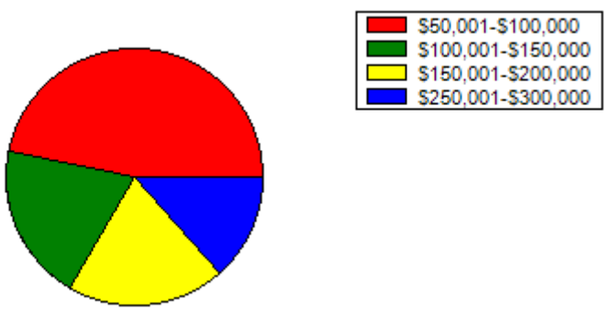
APN: 090-011- -A-00016 Document #: 26020636
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Section: A Subdivision: RIDGEMONT TRAILS SUBDIVISION MapRef: MB 223 PG 6 Abbreviated Description: Lot:16 Section:A Subdivision:RIDGEMONT TRAILS SUBDIVISION Map Ref:MB 223 PG 6

15	.26Mi.	**4320 OLD ALLEN RD** **MEMPHIS, TN 38128-1723**	03/10/2026	$162,900	$103	1578	6/3/1	1971	8,494 SF

APN: 090-016- - -00027 Document #: 26019019
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 81 Section: C Subdivision: FAIRFIELD ESTATES SUBDIVISION MapRef: MB 40 PG 51 Abbreviated Description: Lot:81 Section:C Subdivision:FAIRFIELD ESTATES SUBDIVISION Map Ref:MB 40 PG 51

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.	**4372 DAVIDCREST DR**	**07/01/2016**	$92,500	$23,125	1,113	5/3/2	1981	12,981 SF	
.01Mi.	**4380 DAVIDCREST DR**	**07/19/2017**	$90,400	$22,600	1,113	5/3/2	1981	7,971 SF	
.02Mi.	**3256 RIDGEMONT RD**	**05/06/1998**	$89,000	$22,250	1,084	5/3/2	1984	7,797 SF	
.02Mi.	**3248 RIDGEMONT RD**	**06/01/1991**	$92,100	$23,025	1,113	5/3/2	1981	10,498 SF	
.03Mi.	**3262 RIDGEMONT RD**	**05/28/1993**	$90,700	$22,675	1,119	5/3/2	1983	7,797 SF	
.03Mi.	**4386 DAVIDCREST DR**	**04/28/2017**	$92,100	$23,025	1,113	6/3/2	1981	7,797 SF	
.03Mi.	**4371 SHERRYCREST CV**	**06/06/1995**	$96,000	$24,000	1,136	6/3/2	1981	4,879 SF	
.03Mi.	**4375 DAVIDCREST DR**	**02/20/1992**	$88,800	$22,200	1,110	6/3/2	1980	7,797 SF	
.03Mi.	**4379 SHERRYCREST CV**	**03/18/1994**	$99,600	$24,900	1,222	6/3/2	1981	6,490 SF	
.03Mi.	**4369 DAVIDCREST DR**	**03/30/1990**	$88,700	$22,175	1,110	5/3/2	1980	7,100 SF	
.04Mi.	**4381 DAVIDCREST DR**	**12/08/2023**	$99,700	$24,925	1,110	6/3/2	1980	6,621 SF	
.04Mi.	**3268 RIDGEMONT RD**	**02/05/2018**	$97,400	$24,350	1,266	5/3/2	1983	7,797 SF	
.04Mi.	**4394 DAVIDCREST DR**	**04/10/2017**	$113,100	$28,275	1,113	5/3/2	1981	7,797 SF	
.04Mi.	**4363 DAVIDCREST DR**	**08/05/2022**	$118,700	$29,675	1,508	6/3/2	1980	7,275 SF	
.04Mi.	**4387 DAVIDCREST DR**	**01/08/2019**	$110,100	$27,525	1,110	5/3/2	1980	7,797 SF	
.05Mi.	**4355 DAVIDCREST DR**	**09/07/2006**	$88,700	$22,175	1,110	5/3/2	1980	7,797 SF	

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	32.6 years old	Households:	14,998
Median Household Income:	$48,064	Households w/Family:	63%
Household Income Per Capita:	$24,021	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

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
0.21Mi.	**Keystone Elementary School** Number of Students: 446 Student-Teacher Ratio: NA	D	Public	PK - 5
1.87Mi.	**Raleigh Egypt Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
1.40Mi.	**Raleigh Egypt High School** Number of Students: 725 Student-Teacher Ratio: NA Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **4372 DAVIDCREST DR, MEMPHIS, TN 38128-1706** 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	115%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	127%	HIGHER
MURDER	105%	SIMILAR
OVERALL	106%	SIMILAR

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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