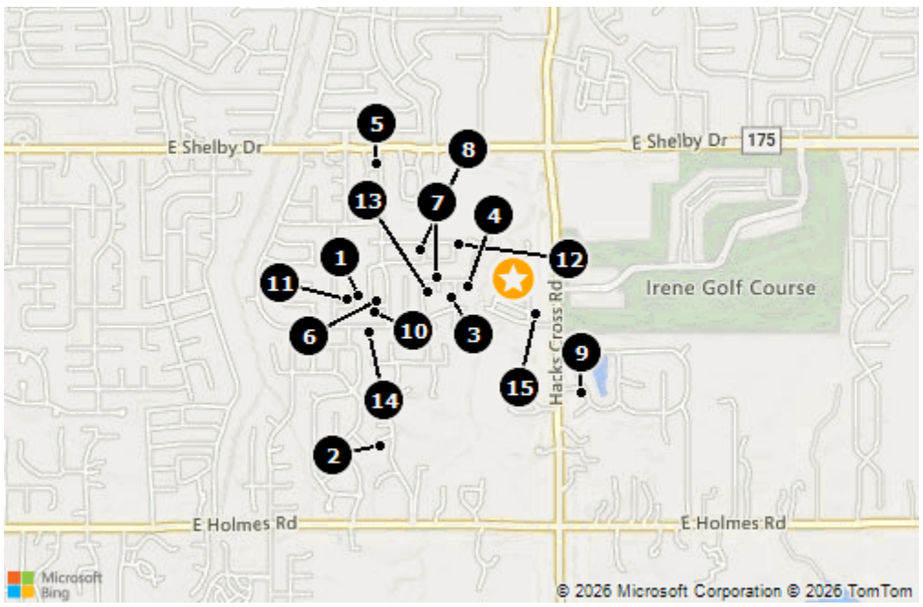
ICE SiteX Report

OrderID: 98359092

SiteX Property Information Report



Subject Property Location

4849 STIRRUP DR, MEMPHIS, TN 38125-4853

County:	**SHELBY TN**	Census Tract:	471570217.512016
Property Use:	Single Family Residential	Zoning:	CA
Parcel Number:	D02-56S- -B-00053	Thomas Bros Pg-Grid:	

Valuation

Value:	**$381,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$342,900 - $419,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$14,750	Market Land Value:	$59,000	Tax Year:	2025
Assd Improvement:	$73,425	Market Improvment Value:	$293,700	Total Taxable Value:	$4,648
Total Assessed Value:	$88,175	Total Assessor Market Value:	$352,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53 District: S Subdivision: HACKS CROSSING PD 2ND AMENDMENT PHASE7 Map Ref: MB 239-033

Abbreviated Description:	SS STIRRUP DRIVE PD COR SADDLEHORN DRIVE PD (SE) PARCEL B & PT OF PARCEL C SEE MAP GRID# 208 M
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	4	Pool:	
Building Area:	2566 SF	Baths:	3	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/28/2026	Sales Price:	$16,995
Document #:	26032947 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/16/2026	Sales Price:	N/A
Document #:	26004505 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/22/2025	Loan Amount:	N/A
Document #:	25040968 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:

Lot: 53 Subdivision: HACKS CROSSING PD 2ND AMENDMENT
City/Muni/Twp: MEMPHIS

Mortgage Record

Recording Date:	10/16/2024	Loan Amount:	N/A
Document #:	24089295 BK-PG -	Loan Type:	FHA

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TD Due Date: 04/01/2053 Type Finance:
Legal Description:
Lot: 53 Subdivision: C HACKS CROSSING PD Phase No: 7
City/Muni/Twp: MEMPHIS

Mortgage Record

Recording Date: 12/04/2023 Loan Amount: N/A
Document #: 23101624 BK-PG - Loan Type: FHA
TD Due Date: 04/01/2053 Type Finance:
Legal Description:
Lot: 53 Subdivision: HACKS C ROSSING PD
City/Muni/Twp: MEMPHIS

Mortgage Record

Recording Date: 04/05/2023 Loan Amount: N/A
Document #: 23026796 BK-PG - Loan Type: Stand Alone Second
TD Due Date: 04/01/2033 Type Finance:
Legal Description:
Lot: 53 Subdivision: C HACKS CROSSING P D Phase No: 7
Abbreviated Description: PARCEL B

Prior Transfer

Recording Date: 04/05/2023 Sales Price: $339,900
Document #: 23026794 BK-PG - Type of Sale: Full Amount on Deed
Contract Date: 03/07/2023
Document Type:
Legal Description:
Lot: 53 Subdivision: HACKS CROSSING P D 2ND AMENDMENT Map Ref: MB 239 PG 33
Abbreviated Description: PART OF PARCEL C,PARCELS B&C

Prior Transfer

Recording Date: 03/07/2023 Sales Price: $339,900
Document #: 23026794 BK-PG - Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 53 District: S Subdivision: HACKS CROSSING PD 2ND AMENDMENT PHASE7 Map Ref: MB 239-033
Abbreviated Description: SS STIRRUP DRIVE PD COR SADDLEHORN DRIVE PD (SE) PARCEL B & PT OF PARCEL C SEE MAP GRID# 208 M
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date: 06/15/2020 Sales Price: $45,000
Document #: 20060553 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 05/21/2020 Loan Amount: N/A
Document #: 20051448 BK-PG - Loan Type:
TD Due Date: Type Finance:
Legal Description:
Lot: 53 Subdivision: HACK CROSSIMNG Phase No: 7

Prior Transfer

Recording Date: 11/02/2018 Sales Price: $137,750
Document #: 18113336 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 04/10/2018 Loan Amount: N/A
Document #: 18033923 BK-PG - Loan Type:
TD Due Date: 04/03/2025 Type Finance:
Legal Description:
Lot: 53 Subdivision: HACKS CROSSING Phase No: 7

Mortgage Record

Recording Date: 11/02/2016 Loan Amount: N/A
Document #: 16112156 BK-PG - Loan Type: New Conventional
TD Due Date: 11/01/2031 Type Finance:
Legal Description:
Lot: 45 Subdivision: 2ND AMENDMENT Phase No: 7
Abbreviated Description: PARCEL B

Prior Transfer

Recording Date: 08/14/2013 Sales Price: $160,000
Document #: 13099535 BK-PG - Type of Sale: Full Amount on Deed
Contract Date: 08/09/2013
Document Type:
Legal Description:
Lot: 53 Subdivision: HACKS CROSSING P D 2ND AMENDMENT PART C Phase No: 7 Map Ref: MB225 PG25
Abbreviated Description: PARCEL B

Prior Transfer

Recording Date: 08/09/2013 Sales Price: $160,000
Document #: Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

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Prior Transfer

Recording Date:	02/08/2013	Sales Price:	$244,100
Document #:	13017632 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/01/2007	Sales Price:	$244,100
Document #:	07086871 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/01/2007		
Document Type:			
Legal Description:			

Lot: 53 Map Ref: MB225 PG25
Abbreviated Description: PHASE7 PCL B & PART C HACKS XING P D 2ND AMENDMENT

Area Sales Analysis

Total Area Sales	$4,325,500	Median # of Bedrooms	3
Median Lot Size	6,621 SF	Median # of Baths	2
Median Living Area	1,954 SF	Median Year Built	2004
Price Range - 2 Yrs	$194,000 to $539,000	Age Range	18 years to 38 years
Median Value	$273,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**7761 ROXSHIRE CV** **MEMPHIS, TN 38125-5722**	08/20/2026	$209,000	$157	1328	5/3/2	1999	6,534 SF	
		APN: D02-56T- -B-00033 Document #: 26072114 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 104 Subdivision: SHELBY WOODLANDS PD Phase No: II MapRef: MB 176 PG 75 Abbreviated Description: Lot:104 Subdivision:SHELBY WOODLANDS PD Phase No:II Map Ref:MB 176 PG 75								
2	.55Mi.	**5095 LOCUST BEND RD** **MEMPHIS, TN 38125-3812**	08/18/2026	$315,000	$118	2659	10/4/2	1988	91,041 SF	V
		APN: D02-56J- -A-00005 Document #: 26070911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HIDDEN GROTTO SUBDIVISION MapRef: MB 89 PG 21 Abbreviated Description: Lot:5 Subdivision:HIDDEN GROTTO SUBDIVISION Map Ref:MB 89 PG 21								
3	.17Mi.	**4895 BRIONA ST** **MEMPHIS, TN 38125-3377**	07/23/2026	$272,000	$146	1862	7/3/2	2005	6,621 SF	
		APN: D02-56T- -G-00058 Document #: 26062301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 400 Subdivision: SHELBY WOODLANDS PD Phase No: VI MapRef: MB 219 PG 6 Abbreviated Description: Lot:400 Subdivision:SHELBY WOODLANDS PD Phase No:VI Map Ref:MB 219 PG 6								
4	.12Mi.	**7887 PINEFROST LN** **MEMPHIS, TN 38125-3371**	07/20/2026	$300,000	$151	1979	6/3/2	2005	9,714 SF	
		APN: D02-56T- -H-00025 Document #: 26061023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: HACKS CROSSING PD Phase No: 6 Legal Unit: 6 MapRef: MB 208 PG 30 Abbreviated Description: Lot:25 Subdivision:HACKS CROSSING PD Phase No:6 Legal Unit:6 Map Ref:MB 208 PG 30								
5	.47Mi.	**4701 RIDGE WALK LN** **MEMPHIS, TN 38125-3630**	05/28/2026	$278,000	$136	2042	6/3/2	2000	13,068 SF	
		APN: D02-56T- -C-00002 Document #: 26043574 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 124 Subdivision: SHELBY WOODLANDS PD Phase No: III MapRef: MB 197 PG 38 Abbreviated Description: Lot:124 Subdivision:SHELBY WOODLANDS PD Phase No:III Map Ref:MB 197 PG 38								
6	.37Mi.	**4908 TOP NOTCH LOOP** **MEMPHIS, TN 38125-3633**	05/08/2026	$270,000	$143	1885	6/3/2	2004	7,841 SF	
		APN: D02-56T- -C-00043 Document #: 26037792 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 165 Subdivision: SHELBY WOODLANDS PD Phase No: 3 MapRef: MB 197 PG 38 Abbreviated Description: Lot:165 Subdivision:SHELBY WOODLANDS PD Phase No:3 Map Ref:MB 197 PG 38								
7	.2Mi.	**7848 PINEFROST LN** **MEMPHIS, TN 38125-3370**	04/21/2026	$330,000	$144	2276	8/4/3	2005	6,621 SF	
		APN: D02-56T- -G-00030 Document #: 26030528 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 372 Subdivision: SHELBY WOODLANDS PD Phase No: VI MapRef: MB 219 PG 6 Abbreviated Description: Lot:372 Subdivision:SHELBY WOODLANDS PD Phase No:VI Map Ref:MB 219 PG 6								
8	.26Mi.	**4833 QUARRY RD** **MEMPHIS, TN 38125-3636**	11/17/2025	$194,000	$99	1954	6/3/2	2001	5,227 SF	
		APN: D02-56T- -C-00088 Document #: 25098923 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 210 Subdivision: SHELBY WOODLANDS P D MapRef: MB 187 PG 23 Abbreviated Description: Lot:210 Subdivision:SHELBY WOODLANDS P D Map Ref:MB 187 PG 23Abbreviated Description:PART OF PARCEL C-E								
9	.35Mi.	**8051 LAUREL TREE DR** **MEMPHIS, TN 38125-3851**	10/31/2025	$539,000	$124	4317	8/5/3	2006	23,740 SF	
		APN: D02-56S- -A-00045 Document #: 25094289 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: THE GREENS AT IRENE PD MapRef: MB 226 PG 24 Abbreviated Description: Lot:45 Subdivision:THE GREENS AT IRENE PD Map Ref:MB 226 PG 24City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
10	.38Mi.	**4925 TOP NOTCH LOOP** **MEMPHIS, TN 38125-3634**	10/14/2025	$230,000	$135	1703	7/3/2	2002	6,970 SF	
		APN: D02-56T- -C-00042 Document #: 25089215 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 164 Subdivision: SHELBY WOODLANDS P D MapRef: MB 197 PG 38 Abbreviated Description: Lot:164 Subdivision:SHELBY WOODLANDS P D Map Ref:MB 197 PG 38City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

11	.44Mi.	**7756 ROXSHIRE CV** **MEMPHIS, TN 38125-5722**	09/12/2025	$273,000	$148	1833	6/3/2	2000	6,534 SF

APN: D02-56T- -B-00043 Document #: 25079081
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 114 Subdivision: SHELBY WOODLANDS PD Phase No: II MapRef: MB 176 PG 75 Abbreviated Description: Lot:114 Subdivision:SHELBY WOODLANDS PD Phase No:II Map Ref:MB 176 PG 75Abbreviated Description:PART OF PARCEL D City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

12	.17Mi.	**4820 PINE FRST** **MEMPHIS, TN 38125-3662**	09/03/2025	$270,000	$145	1852	6/3/2	2004	4,879 SF

APN: D02-56T- -E-00012 Document #: 25074745
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 256 Subdivision: SHELBY WOODLANDS P D Phase No: IV MapRef: MB 207 PG 15 Abbreviated Description: Lot:256 Subdivision:SHELBY WOODLANDS P D Phase No:IV Map Ref:MB 207 PG 15

13	.23Mi.	**4890 BUSY ST** **MEMPHIS, TN 38125-4841**	09/02/2025	$200,000	$96	2080	7/3/2	2005	6,621 SF

APN: D02-56T- -G-00050 Document #: 25074103
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 392 Subdivision: SHELBY WOODLANDS PD Phase No: VI MapRef: MB 219 PG 6 Abbreviated Description: Lot:392 Subdivision:SHELBY WOODLANDS PD Phase No:VI Map Ref:MB 219 PG 6

14	.41Mi.	**7751 PARKMONT DR** **MEMPHIS, TN 38125-4804**	08/21/2025	$288,500	$162	1779	6/3/2	2003	9,975 SF

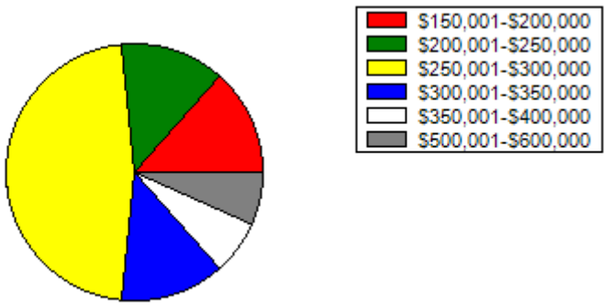
APN: D02-56T- -F-00042 Document #: 25070682
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 328 Subdivision: SHELBY WOODLANDS PLANNED DEVELOPMENT Phase No: V MapRef: MB 198 PG 64 Abbreviated Description: Lot:328 Subdivision:SHELBY WOODLANDS PLANNED DEVELOPMENT Phase No:V Map Ref:MB 198 PG 64City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

15	.11Mi.	**4918 STIRRUP DR** **MEMPHIS, TN 38125-4854**	07/03/2025	$357,000	$135	2627	8/4/3	2008	4,530 SF

APN: D02-56S- -B-00051 Document #: 25055818
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: HACKS CROSSING PD Phase No: 7 Abbreviated Description: Lot:51 Subdivision:HACKS CROSSING PD Phase No:7

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.	**4849 STIRRUP DR**	**03/07/2023**	$352,700	$88,175	2,566	6/4/3	2006	7,841 SF	
.01Mi.	**4853 STIRRUP DR**	**12/10/2016**	$277,900	$69,475	1,468	5/3/2	2010	4,922 SF	
.02Mi.	**4857 STIRRUP DR**	**08/18/2022**	$258,100	$64,525	1,309	6/3/2	2009	4,922 SF	
.02Mi.	**7950 RIVER MIST DR**	**08/06/2015**	$307,800	$76,950	2,064	6/3/2	2012	5,227 SF	
.02Mi.	**7946 RIVER MIST DR**	**12/09/2016**	$303,600	$75,900	2,000	6/4/3	2006	6,970 SF	
.02Mi.	**4862 SADDLEHORN CV**	**10/24/2008**	$278,200	$69,550	1,539	5/3/2	2007	7,405 SF	
.03Mi.	**4861 STIRRUP DR**	**10/23/2020**	$277,900	$69,475	1,468	5/3/2	2010	4,922 SF	
.03Mi.	**7954 RIVER MIST DR**	**07/31/2012**	$253,200	$63,300	1,397	5/3/2	2012	5,053 SF	
.03Mi.	**4875 SADDLEHORN CV**	**10/02/2024**	$265,800	$66,450	1,535	6/3/2	2009	6,403 SF	
.03Mi.	**4879 SADDLEHORN CV**	**09/28/2022**	$321,600	$80,400	2,210	6/3/3	2006	6,360 SF	
.03Mi.	**4871 SADDLEHORN CV**	**05/14/2009**	$369,100	$92,275	2,780	5/3/3	2008	6,447 SF	
.03Mi.	**4883 SADDLEHORN CV**	**12/05/2022**	$338,500	$84,625	2,506	6/3/2	2006	6,534 SF	
.03Mi.	**7958 RIVER MIST DR**	**09/04/2020**	$274,900	$68,725	1,543	5/3/2	2009	4,922 SF	
.03Mi.	**4867 SADDLEHORN CV**	**01/22/2019**	$360,400	$90,100	2,506	6/3/2	2007	7,536 SF	
.03Mi.	**4858 SADDLEHORN CV**	**02/15/2011**	$273,100	$68,275	1,425	5/3/2	2010	5,009 SF	
.03Mi.	**4887 SADDLEHORN CV**	**10/12/2007**	$286,000	$71,500	1,626	6/3/2	2007	5,881 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

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Demographics & Income

Median Age:	34.7 years old	Households:	15,281
Median Household Income:	$92,741	Households w/Family:	71%
Household Income Per Capita:	$41,502	Households w/Family Married:	41%
Most Common Education Level:	Some College	Households w/Family Children:	35%

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
0.84Mi.	**Southwind Elementary School** Number of Students: 641 Student-Teacher Ratio: NA	A	Public	PK - 5
1.55Mi.	**Highland Oaks Middle School** Number of Students: 537 Student-Teacher Ratio: NA	C	Public	6 - 8
0.57Mi.	**Southwind High School** Number of Students: 1,675 Student-Teacher Ratio: NA Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **4849 STIRRUP DR, MEMPHIS, TN 38125-4853** 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	93%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY LOWER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

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