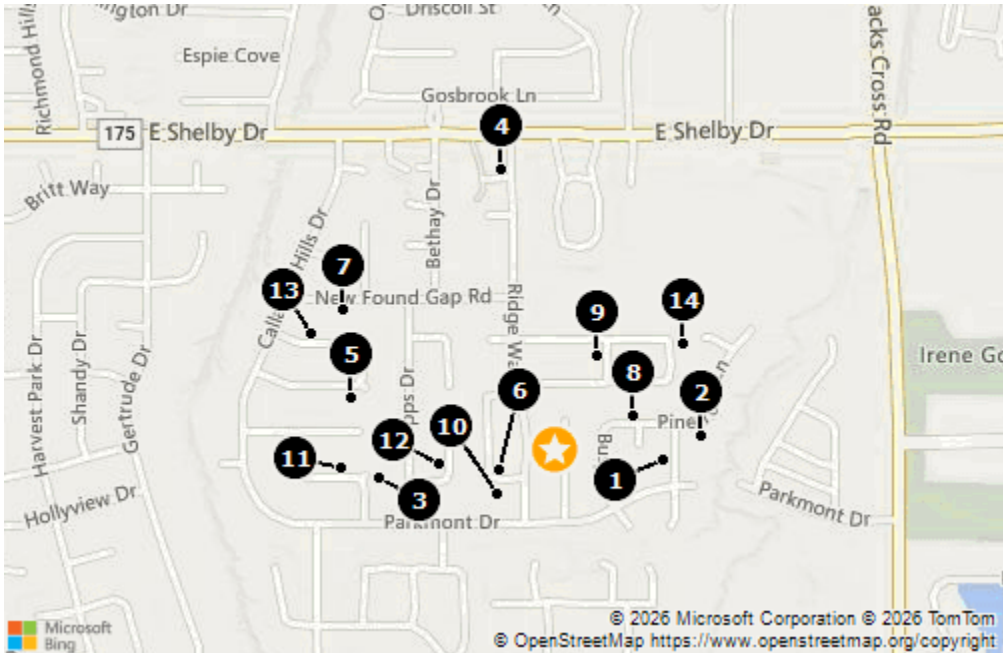


SiteX Property Information Report



Subject Property Location

4887 OLD STONE CV, MEMPHIS, TN 38125-4818

County:	SHELBY TN	Census Tract:	471570217.512000
Property Use:	Single Family Residential	Zoning:	CA
Parcel Number:	D02-56T- -F-00019	Thomas Bros Pg-Grid:	

Valuation

Value:	\$285,000	FSD:	14	Common Confidence Score:	46
Value Range:	\$245,100 - \$324,900	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	\$11,500	Market Land Value:	\$46,000	Tax Year:	2025
Assd Improvement:	\$52,325	Market Improvement Value:	\$209,300	Total Taxable Value:	\$3,364
Total Assessed Value:	\$63,825	Total Assessor Market Value:	\$255,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 305 District: S Subdivision: SHELBY WOODLANDS PD PH V PT PAR DE Map Ref: MB 198-64
Abbreviated Description: WS OLD STONE CV SEE MAP D2-56TF (GRID# 421N)
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	7,144 SF	Bedrooms:	3	Pool:	
Building Area:	1545 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/24/2024	Loan Amount:	N/A
Document #:	24091703 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:

Lot: 305,D&E Subdivision: SHELBY WOODLANDS PLANNED DEVELOPMENT Phase No: V
Abbreviated Description: PART OF PARCELS D&E

Mortgage Record

Recording Date:	02/07/2022	Loan Amount:	N/A
Document #:	22013719 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:

Lot: 305 Section: V Subdivision: SHELBEY WOODLANDS PLANNED DEVELOPMENT
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Prior Transfer

Recording Date:	03/26/2018	Sales Price:	\$70,008
Document #:	18028363 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Legal Description:

Prior Transfer

Recording Date:	01/07/2013	Sales Price:	\$38,150
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ICE SiteX Report

OrderID: 98197920

Document #:	13002132 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/07/2012	Sales Price:	\$38,150
Document #:	12140045 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/18/2012	Loan Amount:	N/A
Document #:	12119290 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			
Lot: 305	Subdivision: SHELBY WOODLANDS PD PHASE V PART OF PARCEL D & E		

Prior Transfer

Recording Date:	10/18/2012	Sales Price:	\$71,300
Document #:	12119266 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/11/2012		
Document Type:			
Legal Description:			
Lot: 305	Subdivision: PARCEL D & E SHELBY WOODLANDS PLANNED DEVELOPMENT Phase No: V	Map Ref: MB198 PG64	

Prior Transfer

Recording Date:	10/10/2012	Sales Price:	\$71,300
Document #:	12119266 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 305	District: S	Subdivision: SHELBY WOODLANDS PD PH V PT PAR DE	Map Ref: MB 198-64
Abbreviated Description:	WS OLD STONE CV SEE MAP D2-56TF (GRID# 421N)		
City/Muni/Twp:	UNINCORPORATED AREA		

Mortgage Record

Recording Date:	11/08/2006	Loan Amount:	N/A
Document #:	06182485 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2021	Type Finance:	
Legal Description:			
Lot: 305			
Abbreviated Description:	SHELBY WOODLANDS PLANNED DEVELOPMENT PH V PART PCLS D&E		
City/Muni/Twp:	MEMPHIS		

Prior Transfer

Recording Date:	05/27/2005	Sales Price:	\$142,305
Document #:	05082830 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2005		
Document Type:			
Legal Description:			
Lot: 305	Map Ref: MB198 PG64		
Abbreviated Description:	SHELBY WOODLANDS PLANNED DEVELOPMENT PH V PART PCLD&E		
City/Muni/Twp:	MEMPHIS		

Prior Transfer

Recording Date:	05/16/2005	Sales Price:	\$142,305
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/28/2004	Loan Amount:	N/A
Document #:	04213135 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/10/2006	Type Finance:	
Legal Description:			
Lot: 305	Subdivision: SHELBY WOODLANDS PD PHASE V		
Abbreviated Description:	PART PCL D&E		

Area Sales Analysis

Total Area Sales	\$3,602,800	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	1,857 SF	Median Year Built	2000
Price Range - 2 Yrs	\$140,000 to \$330,000	Age Range	21 years to 30 years
Median Value	\$270,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	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								
2	.18Mi.	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								



ICE SiteX Report

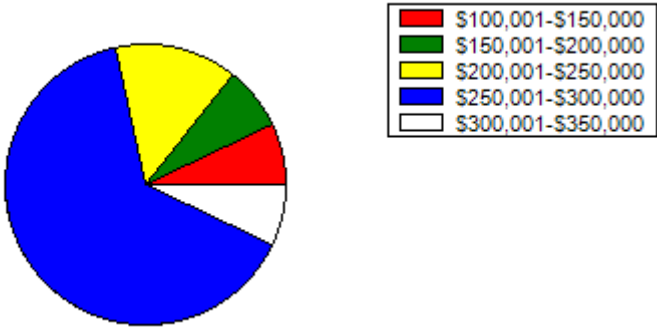
OrderID: 98197920

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									
3	.22Mi.	4942 NOEL MISSION DR MEMPHIS, TN 38125-4783	06/10/2026	\$275,000	\$123	2234	6/3/2	1999	8,276 SF
APN: D02-55U- -D-00025 Document #: 26048363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 137 Subdivision: CALLAWAY HILLS SUBDIVISION Phase No: III MapRef: MB 157 PG 73 Abbreviated Description: Lot:137 Subdivision:CALLAWAY HILLS SUBDIVISION Phase No:III Map Ref:MB 157 PG 73City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS									
4	.35Mi.	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									
5	.26Mi.	7669 MINERAL CREST CIR S MEMPHIS, TN 38125-4765	05/11/2026	\$268,000	\$151	1771	6/3/2	1996	8,276 SF
APN: D02-55U- -C-00020 Document #: 26038304 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Subdivision: CALLAWAY HILLS SUBDIVISION Phase No: II MapRef: MB 151 PG 66 Abbreviated Description: Lot:80 Subdivision:CALLAWAY HILLS SUBDIVISION Phase No:II Map Ref:MB 151 PG 66									
6	.07Mi.	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	.31Mi.	7661 NEW FOUND GAP RD MEMPHIS, TN 38125-4755	05/07/2026	\$140,000	\$113	1234	5/3/2	1996	7,841 SF
APN: D02-55U- -B-00021 Document #: 26036802 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: CALLOWAY HILLS SUBDIVISION Phase No: 1 MapRef: MB 146 PG 68 Abbreviated Description: Lot:21 Subdivision:CALLOWAY HILLS SUBDIVISION Phase No:1 Map Ref:MB 146 PG 68									
8	.1Mi.	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									
9	.12Mi.	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									
10	.09Mi.	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 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	.26Mi.	4926 NOEL MISSION DR MEMPHIS, TN 38125-4783	10/08/2025	\$246,800	\$141	1747	6/3/2	1997	9,148 SF
APN: D02-55U- -D-00029 Document #: 25087720 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 141 Subdivision: CALLWAY HILL SUBDIVISION Phase No: III MapRef: MB 157 PG 73 Abbreviated Description: Lot:141 Subdivision:CALLWAY HILL SUBDIVISION Phase No:III Map Ref:MB 157 PG 73									
12	.14Mi.	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									
13	.33Mi.	7642 MINERAL CREST CIR N MEMPHIS, TN 38125-4779	09/03/2025	\$256,000	\$176	1450	6/3/2	1996	7,841 SF
APN: D02-55U- -C-00033 Document #: 25074604 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 93 Subdivision: CALLAWAY HILLS SUBDIVISIION Phase No: II MapRef: MB 151 PG 46 Abbreviated Description: Lot:93 Subdivision:CALLAWAY HILLS SUBDIVISIION Phase No:II Map Ref:MB 151 PG 46City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS									
14	.2Mi.	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									



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.	4887 OLD STONE CV	10/10/2012	\$255,300	\$63,825	1,545	5/3/2	2005	7,144 SF	
.01Mi.	4881 OLD STONE CV	07/17/2003	\$272,600	\$68,150	1,800	6/3/2	2003	6,011 SF	
.01Mi.	4893 OLD STONE CV	11/16/2018	\$313,100	\$78,275	2,274	6/3/3	2005	6,011 SF	
.02Mi.	4886 RIDGE WALK LN	08/16/2022	\$306,800	\$76,700	2,221	6/4/3	2003	8,189 SF	
.02Mi.	4899 OLD STONE CV	09/18/2018	\$256,100	\$64,025	1,539	6/3/2	2005	6,011 SF	
.02Mi.	4873 OLD STONE CV	11/18/2021	\$253,700	\$63,425	1,431	6/3/2	2004	6,229 SF	
.02Mi.	4878 RIDGE WALK LN	10/12/2005	\$264,700	\$66,175	1,652	6/3/2	2005	6,578 SF	
.03Mi.	4892 RIDGE WALK LN	03/29/2019	\$287,500	\$71,875	1,860	6/3/2	2004	6,708 SF	
.03Mi.	4888 OLD STONE CV	03/04/2008	\$287,900	\$71,975	1,931	6/3/2	2002	6,534 SF	
.03Mi.	4882 OLD STONE CV	03/12/2003	\$255,300	\$63,825	1,539	5/3/2	2002	7,579 SF	
.03Mi.	4894 OLD STONE CV	10/30/2003	\$253,500	\$63,375	1,495	6/3/2	2003	6,534 SF	
.03Mi.	4872 RIDGE WALK LN	12/04/2021	\$288,200	\$72,050	1,895	6/3/2	2004	6,578 SF	
.03Mi.	4905 OLD STONE CV	06/03/2024	\$237,400	\$59,350	1,386	5/3/2	2005	6,011 SF	
.03Mi.	4898 RIDGE WALK LN	10/14/2005	\$263,300	\$65,825	1,691	6/3/2	2005	6,708 SF	
.04Mi.	4874 OLD STONE CV	07/31/2017	\$235,700	\$58,925	1,388	6/3/2	2003	7,057 SF	
.04Mi.	4900 OLD STONE CV	02/21/2023	\$302,500	\$75,625	2,121	6/3/3	2003	6,534 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
1.03Mi.	Southwind Elementary School	A	Public	PK - 5
Number of Students: 641 Student-Teacher Ratio: NA				
1.40Mi.	Highland Oaks Middle School	C	Public	6 - 8
Number of Students: 537 Student-Teacher Ratio: NA				
0.60Mi.	Southwind High School	D	Public	9 - 12
Number of Students: 1,675 Student-Teacher Ratio: NA Advanced Placement: Yes				



Flood Report

The Subject Property of **4887 OLD STONE CV, MEMPHIS, TN 38125-4818** 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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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