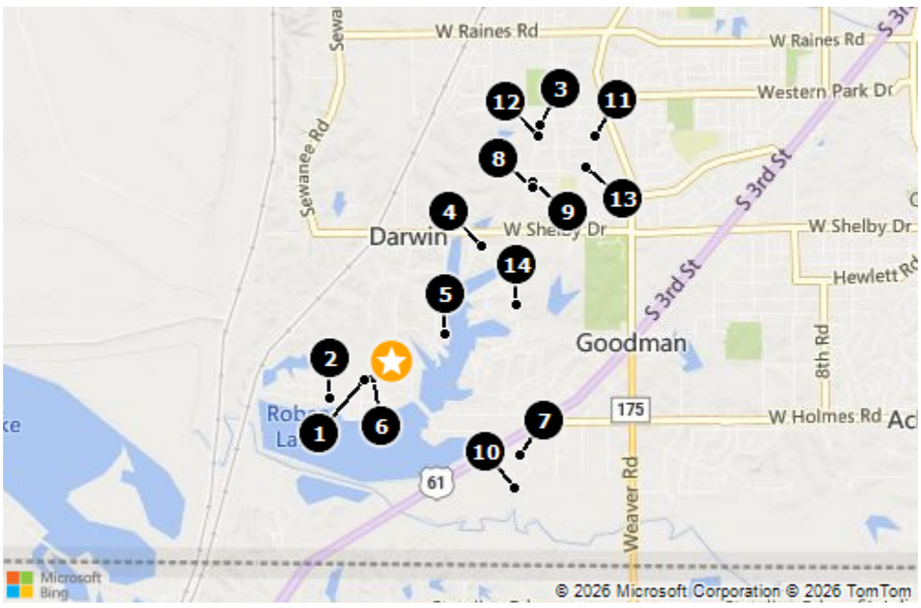
ICE SiteX Report

OrderID: 98289512

SiteX Property Information Report



Subject Property Location

5073 CANA RD, MEMPHIS, TN 38109-6117

County:	**SHELBY TN**	Census Tract:	471570222.101015
Property Use:	Single Family Residential	Zoning:	R-10
Parcel Number:	082-062- - -00045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$180,000**	FSD:	24	Common Confidence Score:	30
Value Range:	$136,800 - $223,200	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,000	Market Land Value:	$16,000	Tax Year:	2025
Assd Improvement:	$35,700	Market Improvment Value:	$142,800	Total Taxable Value:	$2,093
Total Assessed Value:	$39,700	Total Assessor Market Value:	$158,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 128 Block: A District: O Subdivision: WESTWOOD SHORES BLK A Map Ref: MB 26-14
Abbreviated Description: WS CANA RD
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	9,975 SF	Bedrooms:	3	Pool:	
Building Area:	2508 SF	Baths:	2	Fireplace:	
Year Built:	1963	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/15/2025	Loan Amount:	N/A
Document #:	25068208 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Lot: 128 Section: A Subdivision: WESTWOOD SHORES SUBDIVISION

Prior Transfer

Recording Date:	08/09/2018	Sales Price:	N/A
Document #:	18080821 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 128 Block: A District: O Subdivision: WESTWOOD SHORES BLK A Map Ref: MB 26-14
Abbreviated Description: WS CANA RD
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	07/03/2008	Sales Price:	N/A
Document #:	08088546 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	04/29/2005	Sales Price:	N/A
Document #:	05066999 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2004	Sales Price:	$99,900
Document #:	04102077 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2004		
Document Type:			

Legal Description:
Lot: 128 Subdivision: SECTION A WESTWOOD SHORES SUBDIVISION Map Ref: MB26 PG14

Mortgage Record

Recording Date:	05/07/2001	Loan Amount:	N/A
Document #:	LA-1399 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/25/2011	Type Finance:	OTH

Legal Description:
Lot: 128 Subdivision: SECTION A WESTWOOD SHORES SUBDIVISION

Prior Transfer

Recording Date:	08/22/2000	Sales Price:	$69,000
Document #:	KL-0998 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/10/2000		
Document Type:			

Legal Description:
Lot: 128 Section: A District: O Subdivision: WESTWOOD SHORES BLK A Map Ref: MAP V-2
Abbreviated Description: WS CANA RD
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	04/13/2000	Sales Price:	$77,000
Document #:	KD-2995 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/01/1999		
Document Type:			

Legal Description:
Lot: 128 Section: A District: O Subdivision: WESTWOOD SHORES BLK A Map Ref: MAP V-2
Abbreviated Description: WS CANA RD
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	09/17/1999	Sales Price:	N/A
Document #:	JS-7781 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/01/1998		
Document Type:			

Legal Description:
Lot: 128 Section: A District: O Subdivision: WESTWOOD SHORES BLK A Map Ref: MAP V-2
Abbreviated Description: WS CANA RD
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	06/17/1998	Sales Price:	$67,500
Document #:	HM-3822 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/09/1998		
Document Type:			

Legal Description:
Lot: 128 Section: A District: O Subdivision: WESTWOOD SHORES BLK A Map Ref: MAP V-2
Abbreviated Description: WS CANA RD
City/Muni/Twp: MEMPHIS

Area Sales Analysis

Total Area Sales	$1,511,349	Median # of Bedrooms	3
Median Lot Size	11,282 SF	Median # of Baths	1
Median Living Area	1,364 SF	Median Year Built	1967
Price Range - 2 Yrs	$7,950 to $199,999	Age Range	53 years to 71 years
Median Value	$112,500	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**5087 AUREEN DR** **MEMPHIS, TN 38109-6013**	07/14/2026	$95,000	$66	1423	6/4/2	1973	9,757 SF	
2	.38Mi.	**1820 W HOLMES RD** **MEMPHIS, TN 38109-6066**	06/18/2026	$180,000	$138	1304	6/3/1	1966	10,324 SF	
3	1.47Mi.	**4391 SHADOWLINE CV** **MEMPHIS, TN 38109-4832**	05/29/2026	$60,000	$55	1078	6/3/1	1972	5,881 SF	

APN: 082-064- - -00001 Document #: 26059175
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 368 Section: F Subdivision: WESTWOOD SHORES SUBDIVISION MapRef: MB 34 PG 24 Abbreviated Description: Lot:368 Section:F Subdivision:WESTWOOD SHORES SUBDIVISION Map Ref:MB 34 PG 24

APN: 082-062- - -00104 Document #: 26051307
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 208 Section: C Subdivision: WESTWOOD SHORES SUBDIVISION MapRef: MB 29 PG 47 Abbreviated Description: Lot:208 Section:C Subdivision:WESTWOOD SHORES SUBDIVISION Map Ref:MB 29 PG 47City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

APN: 082-035- - -00003 Document #: 26044221
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 492 Subdivision: SUN VALLEY SUBDIVISION MapRef: MB 42 PG 30 Abbreviated Description: Lot:492 Subdivision:SUN VALLEY SUBDIVISION Map Ref:MB 42 PG 30

4	.78Mi.	**1380 NORTH DR** **MEMPHIS, TN 38109-6141**	05/04/2026	$125,000	$83	1494	6/3/2	1960	27,617 SF

APN: 082-060- - -00023 Document #: 26035102
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 248 Subdivision: CORO LAKE SUBDIVISION MapRef: MB 16 PG 70 Abbreviated Description: Lot:248 Subdivision:CORO LAKE SUBDIVISION Map Ref:MB 16 PG 70

5	.33Mi.	**4952 CORO CV** **MEMPHIS, TN 38109-6119**	04/29/2026	$100,000	$43	2299	7/3/2	1967	24,611 SF

APN: 082-058- - -00168 Document #: 26033406
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: CORO LAKE SUBDIVISION MapRef: MB 15 PG 76 Abbreviated Description: Lot:29 Subdivision:CORO LAKE SUBDIVISION Map Ref:MB 15 PG 76City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

6	.12Mi.	**5098 AUREEN DR** **MEMPHIS, TN 38109-6042**	04/14/2026	$145,000	$73	1974	6/3/2	1963	18,252 SF

APN: 082-062- - -00050 Document #: 26028551
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 123 Section: A Subdivision: WESTWOOD SHORES SUBDIVISION MapRef: MB 26 PG 14 Abbreviated Description: Lot:123 Section:A Subdivision:WESTWOOD SHORES SUBDIVISION Map Ref:MB 26 PG 14

7	.84Mi.	**5299 AIRVIEW RD** **MEMPHIS, TN 38109-6952**	04/14/2026	$34,500	$30	1140	5/2/1	1955	18,165 SF

APN: 082-051- - -00008 Document #: 26028130
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Section: A Subdivision: AIRVIEW SUBDIVISION MapRef: MB 17 PG 4 Abbreviated Description: Lot:8 Section:A Subdivision:AIRVIEW SUBDIVISION Map Ref:MB 17 PG 4

8	1.19Mi.	**1257 DEER TRAIL LN** **MEMPHIS, TN 38109-4817**	03/06/2026	$82,000	$79	1035	5/3/1	1971	7,841 SF

APN: 082-038- - -00002 Document #: 26017850
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 402 Section: G Subdivision: WESTWOOD HILLS MapRef: MB 36 PG 34 Abbreviated Description: Lot:402 Section:G Subdivision:WESTWOOD HILLS Map Ref:MB 36 PG 34City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

9	1.22Mi.	**1258 DEER TRAIL LN** **MEMPHIS, TN 38109-4816**	03/04/2026	$147,900	$85	1723	7/3/1	1971	9,322 SF

APN: 082-037- - -00021 Document #: 26016674
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 461 Section: G Subdivision: WESTWOOD HILLS SUBDIVISION MapRef: MB 36 PG 34 Abbreviated Description: Lot:461 Section:G Subdivision:WESTWOOD HILLS SUBDIVISION Map Ref:MB 36 PG 34

10	.92Mi.	**5395 CESSNA RD** **MEMPHIS, TN 38109-6905**	02/24/2026	$7,950	$11	720	4/2/1	1958	17,076 SF

APN: 082-050- - -00048 Document #: 26014077
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Section: 3 Subdivision: AIRVIEW SUBDIVISION MapRef: MB 17 PG 4 Abbreviated Description: Lot:56 Section:3 Subdivision:AIRVIEW SUBDIVISION Map Ref:MB 17 PG 4City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

11	1.61Mi.	**4417 CIMMARON DR** **MEMPHIS, TN 38109-4909**	02/18/2026	$125,000	$98	1267	6/3/1	1970	8,712 SF

APN: 082-033- - -00009 Document #: 26011769
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 165 Section: C Subdivision: WESTWOOD HILLS SUBDIVISION MapRef: MB 33 PG 5 Abbreviated Description: Lot:165 Section:C Subdivision:WESTWOOD HILLS SUBDIVISION Map Ref:MB 33 PG 5

12	1.43Mi.	**1234 WHIPPORWILL CV** **MEMPHIS, TN 38109-4840**	02/11/2026	$125,000	$108	1157	6/3/1	1972	12,240 SF

APN: 082-035- - -00032 Document #: 26010233
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 498 Subdivision: SUNVALLEY SUBDIVISION MapRef: MB 42 PG 30 Abbreviated Description: Lot:498 Subdivision:SUNVALLEY SUBDIVISION Map Ref:MB 42 PG 30

13	1.45Mi.	**1095 STAR LINE DR** **MEMPHIS, TN 38109-4925**	02/06/2026	$84,000	$50	1654	8/3/2	1968	9,278 SF

APN: 082-039- - -00015 Document #: 26008830
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 202 Section: C Subdivision: WESTWOOD HILLS SUBDIVISION MapRef: MB 33 PG 5 Abbreviated Description: Lot:202 Section:C Subdivision:WESTWOOD HILLS SUBDIVISION Map Ref:MB 33 PG 5

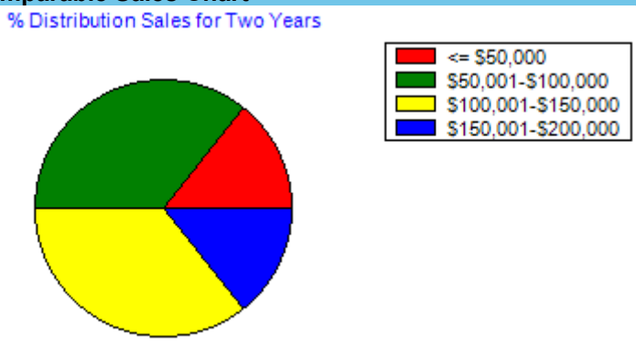
14	.74Mi.	**4886 BILLCO RD** **MEMPHIS, TN 38109-6150**	01/22/2026	$199,999	$76	2619	9/5/3	1960	17,468 SF

APN: 082-044- - -00111 Document #: 26005713
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 168 Subdivision: SECOND ADDITION TO O P COBB & W W ROBINSONS CORO MapRef: MB 16 PG 16 Abbreviated Description: Lot:168 Subdivision:SECOND ADDITION TO O P COBB & W W ROBINSONS CORO Map Ref:MB 16 PG 16

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Comparable Sales Chart



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.	**5073 CANA RD**	**08/09/2018**	$158,800	$39,700	2,508	6/3/2	1963	9,975 SF	
.01Mi.	**5069 CANA RD**	**05/17/2011**	$109,600	$27,400	1,128	6/3/1	1965	9,975 SF	
.01Mi.	**5077 CANA RD**	**10/25/1994**	$146,200	$36,550	1,754	6/3/2	1963	9,975 SF	
.02Mi.	**5081 CANA RD**	**07/02/1999**	$145,500	$36,375	1,601	7/4/1	1965	9,975 SF	
.03Mi.	**5065 CANA RD**	**02/29/1980**	$135,800	$33,950	1,604	7/3/1	1969	10,759 SF	
.04Mi.	**5074 CANA RD**	**08/13/2025**	$155,100	$38,775	1,673	6/3/2	1965	9,975 SF	
.04Mi.	**5070 CANA RD**	**02/28/2017**	$122,400	$30,600	1,346	7/3/1	1965	9,975 SF	
.04Mi.	**5078 CANA RD**	**07/20/1995**	$131,000	$32,750	1,372	6/3/1	1964	9,975 SF	
.04Mi.	**5085 CANA RD**	**01/03/2024**	$158,400	$39,600	2,096	8/4/1	1965	1,742 SF	
.05Mi.	**5067 CORO RD**	**12/31/2020**	$156,100	$39,025	1,974	6/4/2	1972	12,850 SF	
.05Mi.	**5080 BOWIE RD**	**12/14/1988**	$158,600	$39,650	1,755	6/3/1	1964	12,545 SF	
.06Mi.	**1616 ANGOLA CV**	**11/01/2021**	$179,200	$44,800	1,321	6/4/2	1968	14,723 SF	
.06Mi.	**5084 BOWIE RD**	**04/20/1979**	$104,100	$26,025	1,160	6/3/1	1965	11,195 SF	
.07Mi.	**1622 ANGOLA CV**	**05/28/1991**	$146,700	$36,675	1,619	6/4/1	1965	9,975 SF	
.07Mi.	**5071 CORO RD**	**02/06/2014**	$131,900	$32,975	1,335	6/4/2	1965	13,634 SF	
.07Mi.	**5086 BOWIE RD**	**04/21/2020**	$135,900	$33,975	1,416	7/3/1	1964	11,195 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	40.3 years old	Households:	15,742
Median Household Income:	$42,965	Households w/Family:	61%
Household Income Per Capita:	$21,480	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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
2.44Mi.	**Chickasaw Middle School** Number of Students: 330 Student-Teacher Ratio: NA	C-	Public	6 - 8
1.89Mi.	**Westwood High School** Number of Students: 361 Student-Teacher Ratio: NA	D	Public	9 - 12
1.29Mi.	**Double Tree Elementary School** Number of Students: 259 Student-Teacher Ratio: NA	D	Public	PK - 5

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Flood Report

The Subject Property of **5073 CANA RD, MEMPHIS, TN 38109-6117** 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	104%	SIMILAR
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	102%	SIMILAR
OVERALL	116%	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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