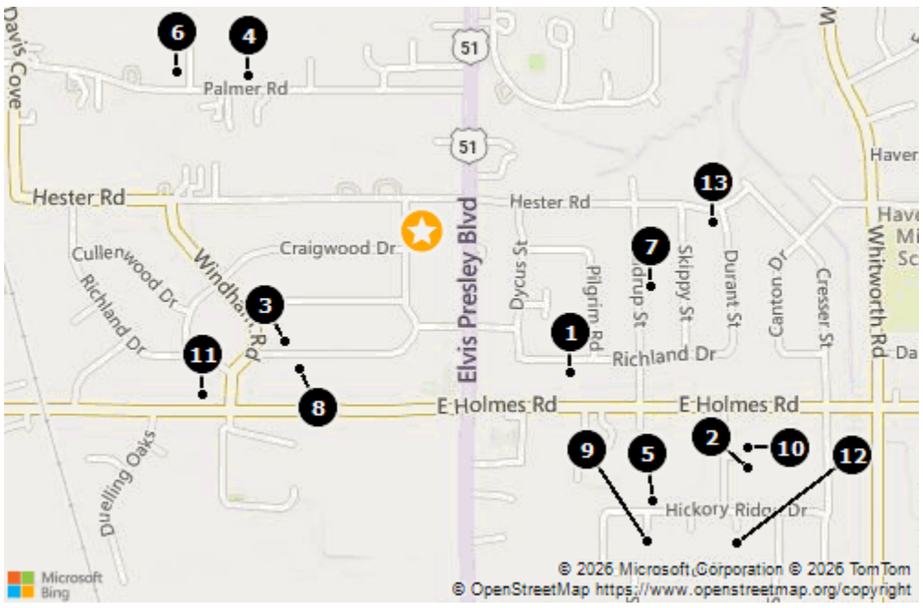
ICE SiteX Report

OrderID: 98134503

SiteX Property Information Report



Subject Property Location

5080 WOODBINE RD, MEMPHIS, TN 38116-8222

County:	**SHELBY TN**	Census Tract:	471570221.213017
Property Use:	Single Family Residential	Zoning:	R-10
Parcel Number:	077-074- - -00013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$171,810 - $242,190	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,275	Market Land Value:	$21,100	Tax Year:	2025
Assd Improvement:	$47,025	Market Improvment Value:	$188,100	Total Taxable Value:	$2,757
Total Assessed Value:	$52,300	Total Assessor Market Value:	$209,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 District: O Subdivision: WELCHS SEQUOIA GARDENS
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	18,252 SF	Bedrooms:	3	Pool:	
Building Area:	2603 SF	Baths:	2	Fireplace:	2
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Veneer
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	$171,830
Document #:	23092323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2020	Sales Price:	$175,000
Document #:	20077728 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2020		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SEQUOIA GARDENS SUBDIVISION Map Ref: MB 22 PG 17

Prior Transfer

Recording Date:	07/20/2020	Sales Price:	$175,000
Document #:	20077728 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 District: O Subdivision: WELCHS SEQUOIA GARDENS
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	10/29/2019	Sales Price:	$152,900

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Document #:	19112696 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/24/2019		
Document Type:			

Legal Description:
Lot: 12 Subdivision: WELCH S RESUBDIVISION Map Ref: MB 22 PG 17

Prior Transfer

Recording Date:	10/24/2019	Sales Price:	$152,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,438,060	Median # of Bedrooms	3
Median Lot Size	13,286 SF	Median # of Baths	2
Median Living Area	1,934 SF	Median Year Built	1964
Price Range - 2 Yrs	$100,000 to $264,900	Age Range	60 years to 78 years
Median Value	$170,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**1227 RICHLAND DR** **MEMPHIS, TN 38116-8365**	05/11/2026	$130,000	$45	2829	8/4/3	1966	12,327 SF	
		APN: 079-115- - -00008 Document #: 26038318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: JAMESTOWN ESTATES SUBDIVISION MapRef: MB 28 PG 20 Abbreviated Description: Lot:51 Subdivision:JAMESTOWN ESTATES SUBDIVISION Map Ref:MB 28 PG 20								
2	.54Mi.	**5244 MARYNELLE CV** **MEMPHIS, TN 38116-8358**	05/11/2026	$185,000	$120	1540	7/3/2	1965	12,807 SF	
		APN: 079-122- - -00022 Document #: 26038569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: RICHMOND COLONY SUBDIVISION MapRef: MB 29 PG 7 Abbreviated Description: Lot:55 Subdivision:RICHMOND COLONY SUBDIVISION Map Ref:MB 29 PG 7								
3	.23Mi.	**1030 RICHLAND DR** **MEMPHIS, TN 38116-8216**	05/04/2026	$170,000	$90	1874	7/3/2	1958	15,333 SF	
		APN: 077-076- - -00019 Document #: 26035176 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Subdivision: WELCHS SEQUOIA GARDENS SUBDIVISION MapRef: MB 19 PG 65 Abbreviated Description: Lot:89 Subdivision:WELCHS SEQUOIA GARDENS SUBDIVISION Map Ref:MB 19 PG 65								
4	.32Mi.	**1006 PALMER RD** **MEMPHIS, TN 38116-7724**	04/23/2026	$160,000	$113	1407	7/3/1	1948	39,596 SF	
		APN: 077-072- - -00043 Document #: 26031407 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: MINNA PALMER WALLS WHITEHAVEN PARK SUBDIVISION MapRef: MB 9 PG 142 Abbreviated Description: Lot:8 Block:1 Subdivision:MINNA PALMER WALLS WHITEHAVEN PARK SUBDIVISION Map Ref:MB 9 PG 142								
5	.47Mi.	**1288 HICKORY RIDGE DR** **MEMPHIS, TN 38116-8905**	03/27/2026	$198,900	$121	1640	7/3/2	1965	10,367 SF	
		APN: 079-116- - -00018 Document #: 26024221 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: RICHMOND COLONY SUBDIVISION MapRef: MB 29 PG 7 Abbreviated Description: Lot:14 Subdivision:RICHMOND COLONY SUBDIVISION Map Ref:MB 29 PG 7								
6	.39Mi.	**956 PALMER RD** **MEMPHIS, TN 38116-7752**	02/23/2026	$100,000	$35	2816	9/4/2	1955	24,873 SF	
		APN: 077-072- - -00051 Document #: 26013546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: GAY HAVEN SUBDIVISION MapRef: MB 38 PG 31 Abbreviated Description: Lot:3 Subdivision:GAY HAVEN SUBDIVISION Map Ref:MB 38 PG 31								
7	.31Mi.	**5122 WALDRUP ST** **MEMPHIS, TN 38116-8343**	02/10/2026	$222,360	$114	1934	7/3/2	1964	13,286 SF	
		APN: 079-111- - -00016 Document #: 26009544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64 Subdivision: SEQUOIA GARDENS SUBDIVISION MapRef: MB 26 PG 53 Abbreviated Description: Lot:64 Subdivision:SEQUOIA GARDENS SUBDIVISION Map Ref:MB 26 PG 53								
8	.25Mi.	**1041 RICHLAND DR** **MEMPHIS, TN 38116-8215**	01/05/2026	$164,900	$129	1272	6/3/2	1955	16,771 SF	
		APN: 077-075- - -00004 Document #: 26000424 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 100 Subdivision: WELCHS SEQUOIA GARDENS SUBDIVISION MapRef: MB 19 PG 65 Abbreviated Description: Lot:100 Subdivision:WELCHS SEQUOIA GARDENS SUBDIVISION Map Ref:MB 19 PG 65								
9	.51Mi.	**1285 HICKORY WOOD CV** **MEMPHIS, TN 38116-8944**	12/23/2025	$264,900	$104	2536	9/4/2	1966	12,502 SF	
		APN: 079-121- - -00004 Document #: 25109544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 75 Subdivision: RICHMOND COLONY SUBDIVISION MapRef: MB 29 PG 7 Abbreviated Description: Lot:75 Subdivision:RICHMOND COLONY SUBDIVISION Map Ref:MB 29 PG 7City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
10	.52Mi.	**5236 MARYNELLE CV** **MEMPHIS, TN 38116-8358**	08/19/2025	$260,000	$95	2731	8/4/2	1966	12,937 SF	
		APN: 079-122- - -00024 Document #: 25069692 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: RICHMOND COLONY SUBDIVISION MapRef: MB 29 PG 7 Abbreviated Description: Lot:57 Subdivision:RICHMOND COLONY SUBDIVISION Map Ref:MB 29 PG 7City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
11	.36Mi.	**974 E HOLMES RD** **MEMPHIS, TN 38116-8242**	08/05/2025	$157,000	$104	1505	5/3/2	1956	15,115 SF	

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APN: 077-082- - -00010 Document #: 25064635
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: SEQUOIA GARDENS SUBDIVISION MapRef: MB 19 PG 65 Abbreviated Description: Lot:119 Subdivision:SEQUOIA GARDENS SUBDIVISION Map Ref:MB 19 PG 65

12	.59Mi.	**1345 HICKORY RIDGE CV** **MEMPHIS, TN 38116-8946**	07/31/2025	$170,000	$54	3100	12/6/3	1965	12,632 SF

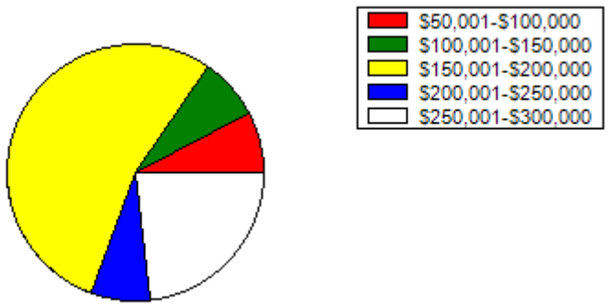
APN: 079-121- - -00014 Document #: 25063237
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: RICHMOND COLONY SUBDIVISION MapRef: MB 29 PG 7 Abbreviated Description: Lot:65 Subdivision:RICHMOND COLONY SUBDIVISION Map Ref:MB 29 PG 7

13	.39Mi.	**5075 DURANT ST** **MEMPHIS, TN 38116-8309**	05/22/2025	$255,000	$109	2320	7/3/2	1963	13,765 SF

APN: 079-110- - -00002 Document #: 25040952
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: SEQUOIA GARDENS SBDIVISION MapRef: MB 26 PG 53 Abbreviated Description: Lot:30 Subdivision:SEQUOIA GARDENS SBDIVISION Map Ref:MB 26 PG 53

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.	**5080 WOODBINE RD**	**07/20/2020**	$209,200	$52,300	2,603	8/3/2	1960	18,252 SF	
.02Mi.	**5090 WOODBINE RD**	**02/18/2025**	$177,300	$44,325	1,977	8/4/2	1959	18,252 SF	
.02Mi.	**1127 HESTER RD**	**01/30/2025**	$189,400	$47,350	1,873	7/3/2	1959	22,128 SF	
.04Mi.	**5083 ELVIS PRESLEY BLVD**	**07/15/2008**	$194,600	$48,650	2,136	7/3/2	1959	27,399 SF	
.04Mi.	**5100 WOODBINE RD**	**12/30/1992**	$167,300	$41,825	1,856	7/3/2	1959	18,252 SF	
.04Mi.	**1106 CRAIGWOOD DR**	**03/04/2024**	$196,200	$49,050	1,884	7/3/2	1959	21,911 SF	
.04Mi.	**5069 ELVIS PRESLEY BLVD**	**02/03/2003**	$190,100	$47,525	1,826	6/3/2	1959	28,750 SF	V
.05Mi.	**1105 HESTER RD**	**11/15/2017**	$214,800	$53,700	2,348	7/4/3	1958	21,780 SF	
.05Mi.	**5095 ELVIS PRESLEY BLVD**	**08/26/2013**	$206,100	$51,525	2,327	7/3/2	1959	27,399 SF	
.06Mi.	**5112 WOODBINE RD**	**10/27/2023**	$208,800	$52,200	2,844	7/3/2	1959	18,252 SF	
.06Mi.	**1105 CRAIGWOOD DR**	**01/30/2023**	$170,300	$42,575	2,152	7/4/2	1955	19,776 SF	
.07Mi.	**5109 ELVIS PRESLEY BLVD**	**03/20/2003**	$200,400	$50,100	2,300	7/3/2	1959	27,399 SF	
.07Mi.	**1094 CRAIGWOOD DR**	**09/11/2006**	$161,800	$40,450	1,782	7/3/2	1959	15,028 SF	
.07Mi.	**1144 HESTER RD**	**05/06/2004**	$337,900	$84,475	5,120	11/4/2	1990	33,672 SF	
.07Mi.	**1093 HESTER RD**	**10/14/1992**	$216,600	$54,150	2,444	7/4/3	1958	14,898 SF	
.08Mi.	**1095 CRAIGWOOD DR**	**12/05/2024**	$143,600	$35,900	1,816	7/3/2	1956	15,464 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	36.7 years old	Households:	14,394
Median Household Income:	$49,351	Households w/Family:	60%
Household Income Per Capita:	$24,211	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

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
0.68Mi.	**Havenview Middle School**	C-	Public	6 - 8

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Number of Students: 696
Student-Teacher Ratio: NA

0.36Mi. **Holmes Road Elementary School** Number of Students: 708 Student-Teacher Ratio: NA		C	Public	PK - 5
0.43Mi. **Whitehaven High School** Number of Students: 1,509 Student-Teacher Ratio: NA Advanced Placement: Yes		C+	Public	9 - 12

Flood Report

The Subject Property of **5080 WOODBINE RD, MEMPHIS, TN 38116-8222** 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	127%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	105%	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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