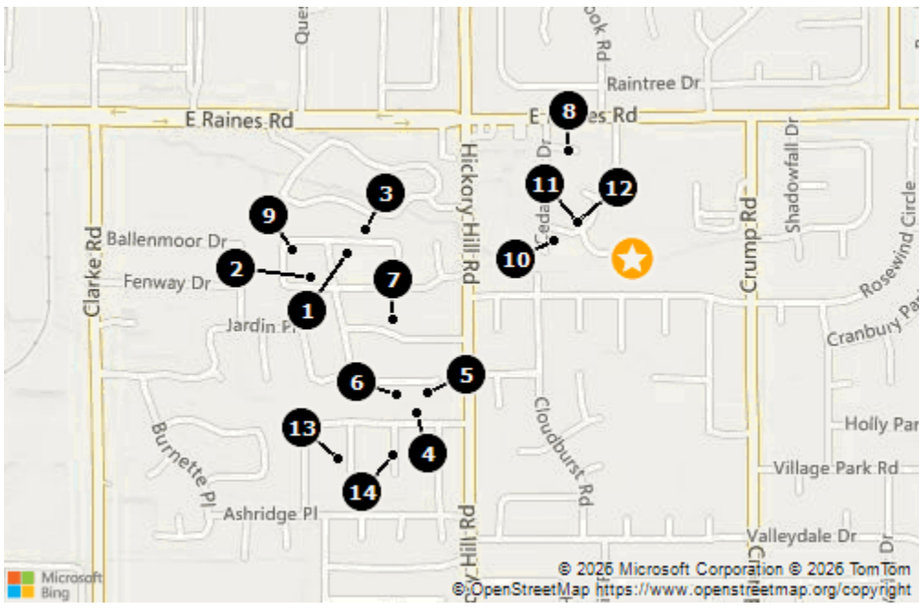
ICE SiteX Report

OrderID: 98388095

SiteX Property Information Report



Subject Property Location

6019 CEDARCREST CT, MEMPHIS, TN 38141-6958

County:	**SHELBY TN**	Census Tract:	471570217.591000
Property Use:	Zero Lot Line (Residential)	Zoning:	CA
Parcel Number:	093-406- -J-00020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$148,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$119,880 - $176,120	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,125	Market Land Value:	$16,500	Tax Year:	2025
Assd Improvement:	$24,900	Market Improvment Value:	$99,600	Total Taxable Value:	$1,530
Total Assessed Value:	$29,025	Total Assessor Market Value:	$116,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 100 District: O Subdivision: HICKORY GROVE P D PHASE 3 Map Ref: MB 123-8
Abbreviated Description: E END CEDARCREST CT
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	5,184 SF	Bedrooms:	3	Pool:	
Building Area:	1504 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	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:	07/06/2021	Sales Price:	$77,688
Document #:	21080817 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2021	Sales Price:	$75,000
Document #:	21077872 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2021		
Document Type:			
Legal Description:			

Lot: 100 Subdivision: HICKORY GROVE P D Phase No: 3 Map Ref: MB 123 PG 18

Prior Transfer

Recording Date:	06/22/2021	Sales Price:	$75,000
Document #:	21077872 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 100 District: O Subdivision: HICKORY GROVE P D PHASE 3 Map Ref: MB 123-8
Abbreviated Description: E END CEDARCREST CT
City/Muni/Twp: MEMPHIS

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Prior Transfer

Recording Date:	04/17/2019	Sales Price:	N/A
Document #:	19037177 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2006	Sales Price:	N/A
Document #:	06183808 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/09/2006		
Document Type:			

Legal Description:
Lot: 100 Subdivision: PHASE 3 HICKORY GROVE P D Map Ref: MB121 PG44

Mortgage Record

Recording Date:	08/18/2005	Loan Amount:	N/A
Document #:	05134144 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Lot: 100 Subdivision: PHASE 3 HICKORY GROVE PD

Prior Transfer

Recording Date:	11/14/2001	Sales Price:	$79,000
Document #:	LM-0798 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/24/2001		
Document Type:			

Legal Description:
Lot: 100 Subdivision: HICKORY GROVE PD Phase No: 3 Map Ref: MB121 PG44

Prior Transfer

Recording Date:	01/30/2001	Sales Price:	$53,600
Document #:	KU-9515 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/19/2001		
Document Type:			

Legal Description:
Lot: 100 District: O Subdivision: HICKORY GROVE P D PHASE 3 Map Ref: MAP 40-JF
Abbreviated Description: E END CEDARCREST CT HHA PARID D0240F J00020
City/Muni/Twp: MEMPHIS

Mortgage Record

Recording Date:	01/23/2001	Loan Amount:	N/A
Document #:	KU-6421 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/19/2021	Type Finance:	

Legal Description:
Lot: 100 Subdivision: HICKORY GROVE PD Phase No: 3

Prior Transfer

Recording Date:	05/30/2000	Sales Price:	N/A
Document #:	KF-6582 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/25/2000		
Document Type:			

Legal Description:
Lot: 100 District: O Subdivision: HICKORY GROVE P D PHASE 3 Map Ref: MAP 40-JF
Abbreviated Description: E END CEDARCREST CT HHA PARID D0240F J00020
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	12/13/1999	Sales Price:	$88,048
Document #:	JX-1290 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	12/08/1999		
Document Type:			

Legal Description:
Lot: 100 District: O Subdivision: HICKORY GROVE P D PHASE 3 Map Ref: MAP 40-JF
Abbreviated Description: E END CEDARCREST CT HHA PARID D0240F J00020
City/Muni/Twp: MEMPHIS

Area Sales Analysis

Total Area Sales	$1,231,364	Median # of Bedrooms	3
Median Lot Size	3,964 SF	Median # of Baths	2
Median Living Area	1,463 SF	Median Year Built	1987
Price Range - 2 Yrs	$12,000 to $146,900	Age Range	36 years to 41 years
Median Value	$102,500	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**5823 GRASSY VALLEY DR MEMPHIS, TN 38141-6851**	09/03/2026	$120,000	$78	1536	5/3/2	1987	3,964 SF	
		APN: 093-407- -M-00021 Document #: 26076559 Document Type: Price Code: D Land Use: Zero Lot Line (Residential) Legal: Lot: 163 Section: A Subdivision: RIDGETOP ESTATES SUBDIVISION MapRef: MB 108 PG 17 Abbreviated Description: Lot:163 Subdivision:RIDGETOP ESTATES SUBDIVISION Map Ref:MB 108 PG 17Abbreviated Description:FIRST ADDITION								
2	.43Mi.	**5798 PLUM VALLEY DR MEMPHIS, TN 38141-6800**	08/24/2026	$112,000	$70	1579	6/3/2	1986	3,659 SF	
		APN: 093-407- -M-00053 Document #: 26072839 Document Type: Price Code: D Land Use: Zero Lot Line (Residential)								

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Legal: Lot: 147 Section: A Subdivision: RIDGE TOP ESTATES SUBDIVISION MapRef: MB 108 PG 17 Abbreviated Description: Lot:147 Section:A Subdivision:RIDGE TOP ESTATES SUBDIVISION Map Ref:MB 108 PG 17

3	.36Mi.	**5836 GRASSY VALLEY DR** **MEMPHIS, TN 38141-6829**	07/30/2026	$44,500	$40	1103	5/2/2	1987	3,833 SF

APN: 093-407- -M-00032 Document #: 26064638
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 138 Subdivision: FIRST ADDITION RIDGETOP ESTATES SUBDIVISION MapRef: MB 108 PG 17 Abbreviated Description: Lot:138 Subdivision:FIRST ADDITION RIDGETOP ESTATES SUBDIVISION Map Ref:MB 108 PG 17

4	.35Mi.	**5878 SUNNY MORNING DR** **MEMPHIS, TN 38141-6869**	07/07/2026	$75,000	$64	1159	5/2/2	1987	3,790 SF

APN: 093-402- -B-00147 Document #: 26055967
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 147 Subdivision: VALLEYDALE WOODS SUBDIVISION MapRef: MB 106 PG 16 Abbreviated Description: Lot:147 Subdivision:VALLEYDALE WOODS SUBDIVISION Map Ref:MB 106 PG 16

5	.33Mi.	**5889 JARDIN PL** **MEMPHIS, TN 38141-6824**	06/17/2026	$137,964	$101	1364	5/3/2	1986	3,964 SF

APN: 093-407- -K-00014 Document #: 26051065
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 49 Section: C Subdivision: RIDGETOP ESTATES SUBDIVISION MapRef: MB 101 PG 23 Abbreviated Description: Lot:49 Section:C Subdivision:RIDGETOP ESTATES SUBDIVISION Map Ref:MB 101 PG 23City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

6	.36Mi.	**5865 JARDIN PL** **MEMPHIS, TN 38141-6824**	06/16/2026	$145,000	$98	1469	5/2/2	1986	3,964 SF

APN: 093-407- -K-00007 Document #: 26050333
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 42 Section: C Subdivision: RIDGETOP ESTATES SUBDIVISION MapRef: MB 101 PG 23 Abbreviated Description: Lot:42 Section:C Subdivision:RIDGETOP ESTATES SUBDIVISION Map Ref:MB 101 PG 23City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

7	.33Mi.	**5856 RIDGEHILL DR** **MEMPHIS, TN 38141-6839**	05/29/2026	$15,000	$10	1458	5/3/2	1985	3,703 SF

APN: 093-407- -H-00002 Document #: 26044335
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 4 Section: A-2 Subdivision: RIDGETOP ESTATES SUBDIVISION MapRef: MB 96 PG 9 Abbreviated Description: Lot:4 Section:A-2 Subdivision:RIDGETOP ESTATES SUBDIVISION Map Ref:MB 96 PG 9

8	.15Mi.	**5989 MAPLETREE CV** **MEMPHIS, TN 38141-6900**	04/17/2026	$145,000	$89	1621	5/2/2	1988	4,661 SF

APN: 093-406- -H-00009 Document #: 26029824
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 54 Subdivision: HICKORY GROVE PD Phase No: 2 MapRef: MB 120 PG 24 Abbreviated Description: Lot:54 Subdivision:HICKORY GROVE PD Phase No:2 Map Ref:MB 120 PG 24

9	.45Mi.	**5785 GRASSY VALLEY DR** **MEMPHIS, TN 38141-6846**	03/05/2026	$93,000	$61	1523	5/3/2	1987	6,795 SF

APN: 093-407- -N-00030 Document #: 26017357
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 154 Section: B Subdivision: RIDGETOP ESTATES SUBDIVISION MapRef: MB 108 PG 18 Abbreviated Description: Lot:154 Section:B Subdivision:RIDGETOP ESTATES SUBDIVISION Map Ref:MB 108 PG 18City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

10	.1Mi.	**4258 HICKORY GROVE DR** **MEMPHIS, TN 38141-6967**	03/04/2026	$146,900	$100	1468	5/3/2	1988	3,659 SF

APN: 093-406- -J-00038 Document #: 26016792
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 118 Subdivision: SUBDIVISION MapRef: BK 123 PG 8 Abbreviated Description: Lot:118 Subdivision:SUBDIVISION Map Ref:BK 123 PG 8City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

11	.09Mi.	**4247 HICKORY GROVE DR** **MEMPHIS, TN 38141-6968**	01/08/2026	$12,000	$7	1591	5/3/2	1989	5,619 SF

APN: 093-406- -J-00007 Document #: 26001717
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 87 Subdivision: HICKORY G ROVE PD Phase No: 3 MapRef: MB 123 PG 8 Abbreviated Description: Lot:87 Subdivision:HICKORY G ROVE PD Phase No:3 Map Ref:MB 123 PG 8City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

12	.08Mi.	**4243 HICKORY GROVE DR** **MEMPHIS, TN 38141-6968**	01/07/2026	$40,000	$28	1404	5/3/2	1990	5,401 SF

APN: 093-406- -J-00008 Document #: 26001281
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 88 Subdivision: HICKORY GROVE PD Phase No: 3 MapRef: MB 123 PG 8 Abbreviated Description: Lot:88 Subdivision:HICKORY GROVE PD Phase No:3 Map Ref:MB 123 PG 8City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

13	.47Mi.	**4397 SUNNY MORNING CV** **MEMPHIS, TN 38141-6865**	12/22/2025	$15,000	$10	1380	5/2/2	1986	4,138 SF

APN: 093-402- -B-00080 Document #: 25109293
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 80 Subdivision: VALLEYDALE WOODS SUBDIVISION MapRef: MB 100 PG 24 Abbreviated Description: Lot:80 Subdivision:VALLEYDALE WOODS SUBDIVISION Map Ref:MB 100 PG 24City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

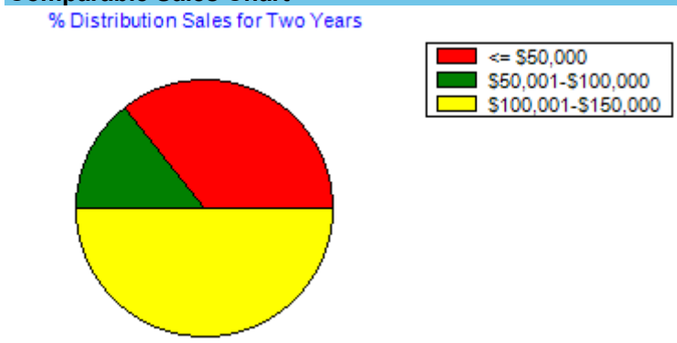
14	.42Mi.	**4397 FOREST VALLEY CV** **MEMPHIS, TN 38141-6866**	11/25/2025	$130,000	$91	1428	5/2/2	1987	4,138 SF

APN: 093-402- -B-00052 Document #: 25101658
Document Type: Price Code: D
Land Use: Zero Lot Line (Residential)
Legal: Lot: 52 Subdivision: VALLEYDALE WOODS SUBDIVISION MapRef: MB 106 PG 16 Abbreviated Description: Lot:52 Subdivision:VALLEYDALE WOODS SUBDIVISION Map Ref:MB 106 PG 16

ICE SiteX Report

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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.	**6019 CEDARCREST CT**	**06/22/2021**	$116,100	$29,025	1,504	5/3/2	1988	5,184 SF	
.01Mi.	**6018 CEDARCREST CT**	**06/27/1997**	$118,200	$29,550	1,418	6/2/2	1989	4,574 SF	
.01Mi.	**6017 CEDARCREST CT**	**10/30/2000**	$125,400	$31,350	1,554	4/2/2	1988	7,928 SF	
.02Mi.	**6016 CEDARCREST CT**	**06/05/1997**	$137,200	$34,300	1,797	6/3/2	1989	5,881 SF	
.02Mi.	**6015 CEDARCREST CT**	**12/09/2021**	$137,200	$34,300	1,764	6/3/2	1988	5,793 SF	
.02Mi.	**6011 CEDARCREST CT**	**07/16/2020**	$103,600	$25,900	1,032	4/2/2	1988	3,877 SF	
.02Mi.	**6014 CEDARCREST CT**	**12/19/2003**	$131,000	$32,750	1,643	6/3/2	1989	5,053 SF	
.03Mi.	**6007 CEDARCREST CT**	**01/14/2014**	$138,500	$34,625	1,302	5/2/2	1988	3,441 SF	
.03Mi.	**6012 CEDARCREST CT**	**09/30/2009**	$126,800	$31,700	1,470	4/2/2	1988	5,053 SF	
.03Mi.	**6005 CEDARCREST CT**	**01/22/2019**	$104,800	$26,200	1,260	4/2/2	1990	3,615 SF	
.04Mi.	**6006 CEDARCREST CT**	**11/12/2020**	$149,800	$37,450	1,570	6/3/2	1989	4,008 SF	
.04Mi.	**6010 CEDARCREST CT**	**08/31/2001**	$144,000	$36,000	1,927	6/3/2	1989	6,098 SF	
.04Mi.	**6003 CEDARCREST CT**	**03/11/2005**	$107,500	$26,875	1,260	4/2/2	1990	4,051 SF	
.04Mi.	**6000 CEDARCREST CT**	**06/18/2002**	$110,800	$27,700	1,185	5/3/2	1989	5,184 SF	
.05Mi.	**6013 HICKORY CV**	**05/20/2011**	$114,500	$28,625	1,429	5/3/2	1987	13,547 SF	
.05Mi.	**6001 CEDARCREST CT**	**09/13/2024**	$110,400	$27,600	1,056	4/2/2	1990	4,400 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	34.4 years old	Households:	7,439
Median Household Income:	$68,361	Households w/Family:	69%
Household Income Per Capita:	$28,181	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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
0.99Mi.	**Kirby High School** Number of Students: 699 Student-Teacher Ratio: NA	C-	Public	9 - 12
0.30Mi.	**Crump Elementary School** Number of Students: 569 Student-Teacher Ratio: NA	D	Public	PK - 5
1.25Mi.	**Kirby Middle School** Number of Students: 402 Student-Teacher Ratio: NA	D+	Public	6 - 8

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Flood Report

The Subject Property of **6019 CEDARCREST CT, MEMPHIS, TN 38141-6958** 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	102%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	79%	LOWER
OVERALL	57%	NOTABLY 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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