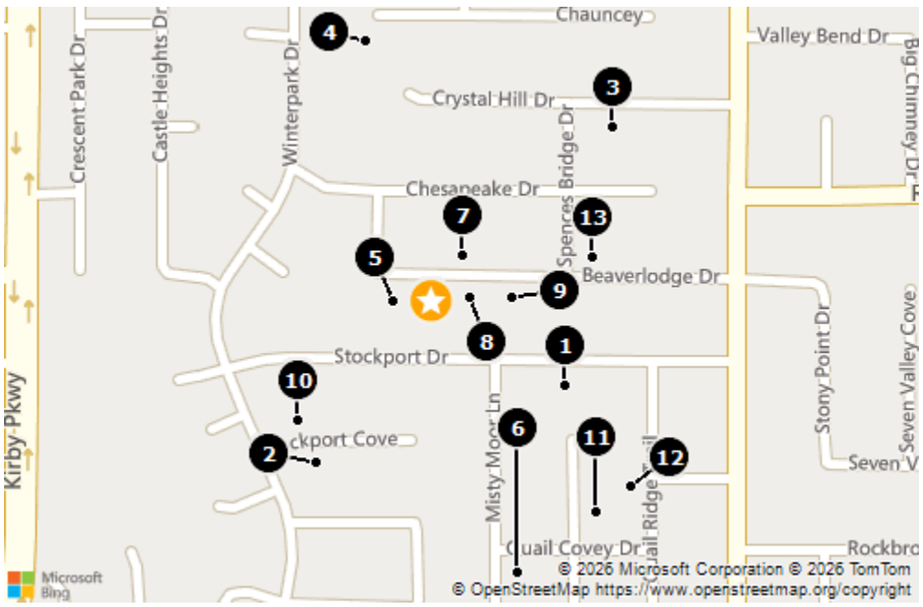
ICE SiteX Report

OrderID: 98655676

SiteX Property Information Report



Subject Property Location

6593 BEAVERLODGE DR, MEMPHIS, TN 38141-7201

County:	**SHELBY TN**	Census Tract:	471570217.471010
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	093-510- -K-00041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$181,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$170,140 - $191,860	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,975	Market Land Value:	$23,900	Tax Year:	2025
Assd Improvement:	$34,925	Market Improvment Value:	$139,700	Total Taxable Value:	$2,156
Total Assessed Value:	$40,900	Total Assessor Market Value:	$163,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 157 District: O Subdivision: MEADOWS OF DAN Map Ref: MB 62-15
Abbreviated Description: SS BEAVERLODGE DRIVE
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	8,668 SF	Bedrooms:	3	Pool:	
Building Area:	1478 SF	Baths:	2	Fireplace:	2
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
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:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$66,161
Document #:	20127591 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/04/2020	Sales Price:	$141,900
Document #:	20122029 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2020		
Document Type:			

Legal Description:
Lot: 157 Subdivision: MEADOWS OF DAN SUBIVISION Map Ref: MB 62 PG 15

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	$141,900
Document #:	20122029 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 157 District: O Subdivision: MEADOWS OF DAN Map Ref: MB 62-15
Abbreviated Description: SS BEAVERLODGE DRIVE
City/Muni/Twp: MEMPHIS

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Mortgage Record

Recording Date:	01/25/2005	Loan Amount:	N/A
Document #:	05013222 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2034	Type Finance:	

Legal Description:
Lot: 157 Subdivision: MEADOWS OF DAN SUBDIVISION

Mortgage Record

Recording Date:	04/23/1997	Loan Amount:	N/A
Document #:	GN-0292 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 157 Subdivision: MEADOWS OF DAN SUBDIVISION

Prior Transfer

Recording Date:	11/27/1991	Sales Price:	$72,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,405,240	Median # of Bedrooms	3
Median Lot Size	8,668 SF	Median # of Baths	2
Median Living Area	1,391 SF	Median Year Built	1984
Price Range - 2 Yrs	$44,900 to $245,000	Age Range	40 years to 49 years
Median Value	$209,400	Median Age	42 years

Comparable Sales Data

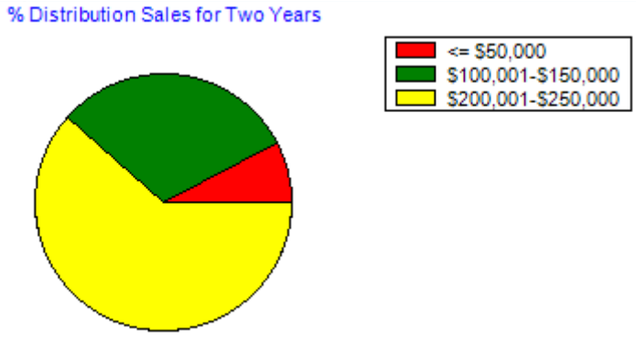
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**6639 STOCKPORT DR** **MEMPHIS, TN 38141-0912**	09/04/2026	$204,000	$137	1487	6/3/2	1985	8,364 SF	
		APN: 093-725- -H-00062 Document #: 26077180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: QUAIL RIDGE SUBDIVISION MapRef: MB 100 PG 33 Abbreviated Description: Lot:62 Subdivision:QUAIL RIDGE SUBDIVISION Map Ref:MB 100 PG 33								
2	.13Mi.	**6555 STOCKPORT CV** **MEMPHIS, TN 38141-7850**	08/25/2026	$44,900	$33	1333	5/3/2	1984	8,668 SF	
		APN: 093-725- -G-00037 Document #: 26073379 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: COUNTRY VIEW SUBDIVISION MapRef: MB 91 PG 16 Abbreviated Description: Lot:37 Subdivision:COUNTRY VIEW SUBDIVISION Map Ref:MB 91 PG 16								
3	.17Mi.	**6657 CRYSTAL HILL DR** **MEMPHIS, TN 38141-7229**	08/07/2026	$120,000	$90	1322	5/2/2	1977	8,799 SF	
		APN: 093-510- -K-00090 Document #: 26067923 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 97 Subdivision: MEADOWS OF DON SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:97 Subdivision:MEADOWS OF DON SUBDIVISION Map Ref:MB 62 PG 15								
4	.18Mi.	**6577 CHAUNCEY** **MEMPHIS, TN 38141-1207**	05/08/2026	$125,000	$105	1190	5/3/2	1984	27,966 SF	
		APN: 093-510- -Y-00038 Document #: 26037978 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: REVISED WOODGATE SUBDIVISION MapRef: MB 93 PG 41 Abbreviated Description: Lot:38 Subdivision:REVISED WOODGATE SUBDIVISION Map Ref:MB 93 PG 41								
5	.03Mi.	**6577 BEAVERLODGE DR** **MEMPHIS, TN 38141-7201**	02/20/2026	$244,000	$170	1434	6/3/2	1979	8,015 SF	
		APN: 093-510- -K-00039 Document #: 26012922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 155 Subdivision: CORRECTION OF MEADOWS OF DAN SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:155 Subdivision:CORRECTION OF MEADOWS OF DAN SUBDIVISION Map Ref:MB 62 PG 15								
6	.19Mi.	**6623 QUAIL COVEY DR** **MEMPHIS, TN 38141-7865**	02/19/2026	$141,000	$77	1819	7/3/2	1985	10,280 SF	
		APN: 093-725- -H-00030 Document #: 26012341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: QUAIL RIDGE SUBDIVISION MapRef: MB 100 PG 33 Abbreviated Description: Lot:30 Subdivision:QUAIL RIDGE SUBDIVISION Map Ref:MB 100 PG 33								
7	.04Mi.	**6602 BEAVERLODGE DR** **MEMPHIS, TN 38141-7264**	12/05/2025	$245,000	$159	1533	7/3/2	1980	8,712 SF	
		APN: 093-510- -K-00067 Document #: 25104023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 118 Subdivision: MEADOWS OF DAN SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:118 Subdivision:MEADOWS OF DAN SUBDIVISION Map Ref:MB 62 PG 15								
8	.03Mi.	**6605 BEAVERLODGE DR** **MEMPHIS, TN 38141-7201**	09/22/2025	$209,400	$152	1375	6/3/2	1979	8,668 SF	
		APN: 093-510- -K-00043 Document #: 25082104 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 159 Subdivision: MEADOW OF DAN MapRef: MB 62 PG 15 Abbreviated Description: Lot:159 Subdivision:MEADOW OF DAN Map Ref:MB 62 PG 15City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
9	.05Mi.	**6619 BEAVERLODGE DR** **MEMPHIS, TN 38141-7201**	09/04/2025	$150,000	$98	1524	8/3/2	1979	8,668 SF	
		APN: 093-510- -K-00045 Document #: 25075477 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 161 Subdivision: MEADOWS OF DAN SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:161 Subdivision:MEADOWS OF DAN SUBDIVISION Map Ref:MB 62 PG 15								

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10	.12Mi.	**6548 STOCKPORT CV** **MEMPHIS, TN 38141-7850**	08/07/2025	$220,000	$158	1391	7/4/2	1985	9,670 SF	
	APN: 093-725- -G-00023 Document #: 25065158 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: COUNTRY VIEW SUBDIVISION MapRef: MB 91 PG 16 Abbreviated Description: Lot:23 Subdivision:COUNTRY VIEW SUBDIVISION Map Ref:MB 91 PG 16									
11	.18Mi.	**4532 N QUAIL FLIGHT CV** **MEMPHIS, TN 38141-7830**	08/06/2025	$226,000	$146	1540	6/3/2	1986	8,668 SF	
	APN: 093-725- -H-00083 Document #: 25064902 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 83 Subdivision: QUAIL RIDGE SUBDIVISION MapRef: MB 100 PG 33 Abbreviated Description: Lot:83 Subdivision:QUAIL RIDGE SUBDIVISION Map Ref:MB 100 PG 33City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS									
12	.18Mi.	**4529 QUAIL RIDGE TRL** **MEMPHIS, TN 38141-0908**	06/20/2025	$236,040	$170	1388	6/3/2	1985	8,364 SF	
	APN: 093-725- -H-00087 Document #: 25051487 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: QUAIL RIDGE SUBDIVISION MapRef: MB 100 PG 33 Abbreviated Description: Lot:87 Subdivision:QUAIL RIDGE SUBDIVISION Map Ref:MB 100 PG 33									
13	.11Mi.	**6646 BEAVERLODGE DR** **MEMPHIS, TN 38141-1212**	05/16/2025	$239,900	$174	1373	6/3/2	1977	11,238 SF	V
	APN: 093-510- -K-00062 Document #: 25038651 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 113 Subdivision: MEADOWS OF DAN SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:113 Subdivision:MEADOWS OF DAN SUBDIVISION Map Ref:MB 62 PG 15									

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.	**6593 BEAVERLODGE DR**	**10/30/2020**	$163,600	$40,900	1,478	6/3/2	1979	8,668 SF	
.01Mi.	**6597 BEAVERLODGE DR**	**04/13/2011**	$168,700	$42,175	1,490	7/3/2	1979	8,668 SF	
.01Mi.	**6583 BEAVERLODGE DR**	**12/28/1992**	$179,400	$44,850	1,508	7/3/2	1979	8,668 SF	
.02Mi.	**6594 STOCKPORT DR**	**06/08/2018**	$191,500	$47,875	1,702	5/3/2	1985	8,320 SF	
.02Mi.	**6600 STOCKPORT DR**	**04/08/2013**	$162,400	$40,600	1,378	5/3/2	1984	8,625 SF	
.03Mi.	**6605 BEAVERLODGE DR**	**08/13/2025**	$183,700	$45,925	1,375	6/3/2	1979	8,668 SF	
.03Mi.	**6577 BEAVERLODGE DR**	**10/10/2025**	$204,900	$51,225	1,434	6/3/2	1979	8,015 SF	
.03Mi.	**6586 STOCKPORT DR**	**01/18/2019**	$188,800	$47,200	1,518	5/3/2	1985	8,364 SF	
.03Mi.	**6606 STOCKPORT DR**	**06/26/2000**	$167,400	$41,850	1,382	6/3/2	1986	8,059 SF	
.03Mi.	**6588 BEAVERLODGE DR**	**02/25/1987**	$195,100	$48,775	1,927	7/3/2	1980	8,712 SF	
.03Mi.	**6594 BEAVERLODGE DR**	**12/09/2021**	$159,900	$39,975	1,406	6/3/2	1980	8,712 SF	
.04Mi.	**6602 BEAVERLODGE DR**	**11/24/2025**	$221,700	$55,425	1,533	7/3/2	1980	8,712 SF	
.04Mi.	**6580 STOCKPORT DR**	**08/30/2016**	$165,300	$41,325	1,337	6/3/2	1984	8,451 SF	
.04Mi.	**6613 BEAVERLODGE DR**	**05/21/1991**	$186,000	$46,500	1,873	6/3/2	1978	8,668 SF	
.04Mi.	**6580 BEAVERLODGE DR**	**08/15/1996**	$164,900	$41,225	1,417	6/3/2	1978	11,587 SF	
.04Mi.	**6612 STOCKPORT DR**	**03/09/2022**	$209,500	$52,375	1,395	6/3/2	1986	7,971 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%

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School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.77Mi.	**Kirby High School** Number of Students: 699 Student-Teacher Ratio: NA	D	Public	9 - 12
0.84Mi.	**Ross Elementary School** Number of Students: 665 Student-Teacher Ratio: NA	D-	Public	PK - 5
0.67Mi.	**Kirby Middle School** Number of Students: 402 Student-Teacher Ratio: NA	F	Public	6 - 8

Flood Report

The Subject Property of **6593 BEAVERLODGE DR, MEMPHIS, TN 38141-7201** 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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