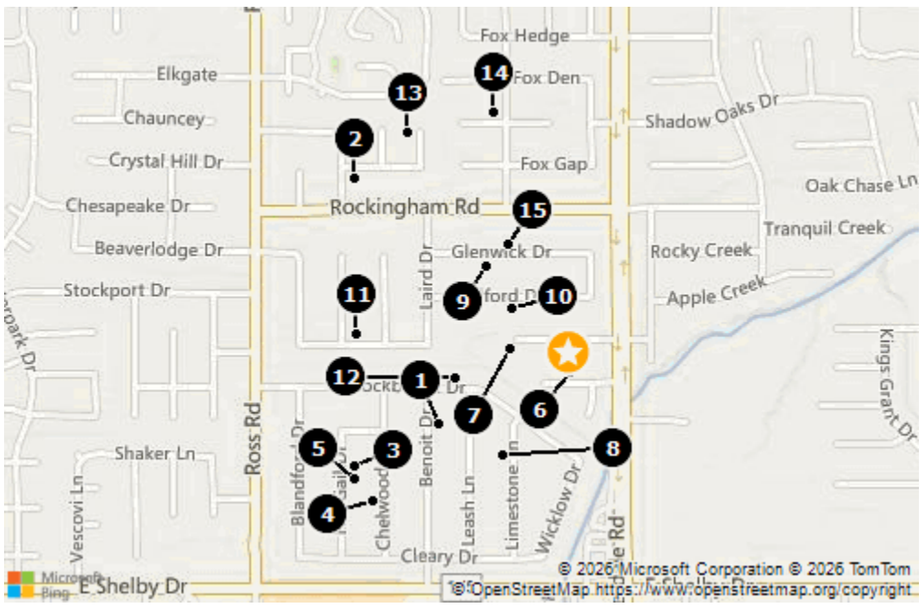
ICE SiteX Report

OrderID: 98134280

SiteX Property Information Report



Subject Property Location

6919 SAUVIGNON CV, MEMPHIS, TN 38141-7875

County:	**SHELBY TN**	Census Tract:	471570217.472001
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	093-523- -M-00015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$238,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$214,200 - $261,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,875	Market Land Value:	$23,500	Tax Year:	2025
Assd Improvement:	$44,175	Market Improvment Value:	$176,700	Total Taxable Value:	$2,638
Total Assessed Value:	$50,050	Total Assessor Market Value:	$200,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 District: O Subdivision: BENNINGTON SEC C-1 Map Ref: MB 79-3

Abbreviated Description:	SS SAUVIGNON CV
City/Muni/Twp:	MEMPHIS

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	1883 SF	Baths:	2	Fireplace:	2
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/26/2023	Sales Price:	N/A
Document #:	23081509 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/21/2020	Sales Price:	$123,571
Document #:	20115994 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/11/2019	Sales Price:	$125,000
Document #:	19129041 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/19/2019	Loan Amount:	N/A
Document #:	19120433 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2049	Type Finance:	

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Legal Description:
Lot: 15 Section: C-1 Subdivision: BENNINGTON SUBDIVISION

Prior Transfer

Recording Date:	04/11/2018	Sales Price:	$81,000
Document #:	18034952 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/02/2018	Sales Price:	$125,000
Document #:	18030148 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2018		
Document Type:			

Legal Description:
Lot: 15 Section: C-1 Subdivision: BENNINGTON SUBDIVISION Map Ref: MB79 PG3

Prior Transfer

Recording Date:	02/21/2018	Sales Price:	$125,000
Document #:	18030148 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 District: O Subdivision: BENNINGTON SEC C-1 Map Ref: MB 79-3
Abbreviated Description: SS SAUVIGNON CV
City/Muni/Twp: MEMPHIS

Mortgage Record

Recording Date:	01/11/2013	Loan Amount:	N/A
Document #:	13005497 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Lot: 15 Section: C1 Subdivision: BENNINGTON SUBDIVISION

Prior Transfer

Recording Date:	01/07/2013	Sales Price:	$118,744
Document #:	13002374 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/06/2005	Loan Amount:	N/A
Document #:	05003722 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/10/2025	Type Finance:	

Legal Description:
Lot: 15 Subdivision: SECTION C-1 BENNINGTON SUBDIVISION

Prior Transfer

Recording Date:	09/04/1998	Sales Price:	$97,000
Document #:	HT-2226 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/28/1998		
Document Type:			

Legal Description:
Lot: 15 District: S Subdivision: BENNINGTON SEC C-1 Map Ref: MAP 41WM
Abbreviated Description: SS SAUVIGNON CV
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	08/28/1998	Sales Price:	$97,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,073,300	Median # of Bedrooms	3
Median Lot Size	9,975 SF	Median # of Baths	2
Median Living Area	1,740 SF	Median Year Built	1979
Price Range - 2 Yrs	$110,000 to $258,000	Age Range	41 years to 49 years
Median Value	$215,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**4572 BENOIT DR** **MEMPHIS, TN 38141-7820**	06/15/2026	$225,000	$108	2072	8/4/2	1980	9,845 SF	
		APN: 093-723- -G-00023 Document #: 26049944 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Section: B-4 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 71 PG 59 Abbreviated Description: Lot:74 Section:B-4 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 71 PG 59								
2	.36Mi.	**6767 SMOKEY LN** **MEMPHIS, TN 38141-7313**	05/12/2026	$190,000	$142	1338	5/3/2	1977	10,542 SF	
		APN: 093-510- -K-00137 Document #: 26038679 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: MEADOWS OF DON SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:38 Subdivision:MEADOWS OF DON SUBDIVISION Map Ref:MB 62 PG 15								
3	.32Mi.	**4606 HILL GAIL DR** **MEMPHIS, TN 38141-7836**	05/08/2026	$150,000	$90	1655	7/3/2	1979	10,237 SF	

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APN: 093-723- -E-00020-C Document #: 26037720
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 116&117 Section: B-7 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 71 PG 62 Abbreviated Description: Lot:116&117 Section:B-7 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 71 PG 62Abbreviated Description:LOT: PART OF LOT 117 City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

4	.33Mi.	**4627 CHELWOOD DR** **MEMPHIS, TN 38141-0917**	03/19/2026	$258,000	$108	2375	7/4/2	1979	9,975 SF	

APN: 093-723- -F-00007 Document #: 26021577
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 106 Section: B-5 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 71 PG 60 Abbreviated Description: Lot:106 Section:B-5 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 71 PG 60

5	.33Mi.	**4612 HILL GAIL DR** **MEMPHIS, TN 38141-7836**	03/13/2026	$250,000	$120	2076	7/4/2	1979	9,975 SF	

APN: 093-723- -E-00019 Document #: 26020073
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 115 Section: B-7 Subdivision: BENNINGTON MapRef: MB 71 PG 62 Abbreviated Description: Lot:115 Section:B-7 Subdivision:BENNINGTON Map Ref:MB 71 PG 62

6	.02Mi.	**6922 BORDEAUX LN** **MEMPHIS, TN 38141-7804**	02/24/2026	$186,000	$93	1980	7/3/3	1979	10,803 SF	

APN: 093-723- -J-00004 Document #: 26013796
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Section: C Subdivision: BENNINGTON SUBDIVISION MapRef: MB 74 PG 57 Abbreviated Description: Lot:4 Section:C Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 74 PG 57

7	.08Mi.	**6881 SAUVIGNON CV** **MEMPHIS, TN 38141-7875**	02/18/2026	$192,000	$121	1584	6/3/2	1985	14,375 SF	V

APN: 093-523- -M-00010 Document #: 26012044
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Section: C-1 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 79 PG 3 Abbreviated Description: Lot:1 Section:C-1 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 79 PG 3

8	.16Mi.	**4595 LIMESTONE LN** **MEMPHIS, TN 38141-7870**	02/04/2026	$205,000	$125	1627	7/3/2	1982	10,019 SF	

APN: 093-723- -K-00008 Document #: 26007689
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Section: D-3 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 79 PG 49 Abbreviated Description: Lot:53 Section:D-3 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 79 PG 49

9	.16Mi.	**6863 GLENWICK DR** **MEMPHIS, TN 38141-7809**	12/23/2025	$228,500	$120	1894	6/3/2	1977	9,975 SF	

APN: 093-523- -D-00004 Document #: 25109403
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Section: A-4 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 67 PG 59 Abbreviated Description: Lot:4 Section:A-4 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 67 PG 59

10	.09Mi.	**6879 GILFORD DR** **MEMPHIS, TN 38141-7807**	11/12/2025	$229,900	$112	2036	7/3/2	1978	9,975 SF	

APN: 093-523- -E-00006 Document #: 25097649
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Section: A-5 Subdivision: BENNINGTON SUBDIVISION MapRef: DOC 08068992 Abbreviated Description: Lot:6 Section:A-5 Subdivision:BENNINGTON SUBDIVISION Map Ref:DOC 08068992

11	.28Mi.	**6770 SEVEN VALLEY DR** **MEMPHIS, TN 38141-7805**	11/04/2025	$239,000	$154	1543	6/3/2	1977	11,238 SF	

APN: 093-523- -G-00005 Document #: 25095335
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Section: A-7 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 67 PG 59 Abbreviated Description: Lot:22 Section:A-7 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 67 PG 59

12	.16Mi.	**6842 ROCKBROOK DR** **MEMPHIS, TN 38141-0932**	10/30/2025	$215,000	$148	1446	6/3/2	1981	9,583 SF	

APN: 093-723- -I-00001 Document #: 25094092
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Section: D-2 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 79 PG 48 Abbreviated Description: Lot:31 Section:D-2 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 79 PG 48

13	.36Mi.	**4373 LLOYDMINSTER CV** **MEMPHIS, TN 38141-7305**	10/07/2025	$170,000	$137	1238	6/3/2	1977	9,627 SF	

APN: 093-510- -K-00122 Document #: 25087003
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: MEADOWS OF DAN SUBDIVISION MapRef: MB 62 PG 15 Abbreviated Description: Lot:23 Subdivision:MEADOWS OF DAN SUBDIVISION Map Ref:MB 62 PG 15

14	.33Mi.	**6868 FOX HORSE CV W** **MEMPHIS, TN 38141-7335**	09/29/2025	$110,000	$55	1984	6/3/2	1985	12,371 SF	

APN: 093-523- -O-00046 Document #: 25084518
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Section: A Subdivision: FOXCHASE SUBDIVISION MapRef: MB 92 PG 13 Abbreviated Description: Lot:46 Section:A Subdivision:FOXCHASE SUBDIVISION Map Ref:MB 92 PG 13City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

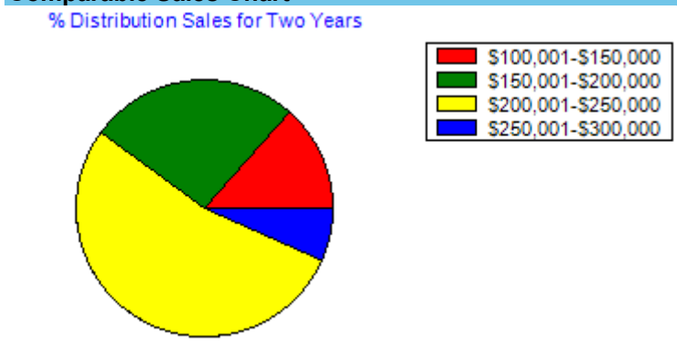
15	.17Mi.	**6878 GLENWICK DR** **MEMPHIS, TN 38141-7810**	09/10/2025	$224,900	$129	1740	5/3/3	1977	9,975 SF	

APN: 093-523- -D-00023 Document #: 25077781
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Section: A-4 Subdivision: BENNINGTON SUBDIVISION MapRef: MB 67 PG 59 Abbreviated Description: Lot:23 Section:A-4 Subdivision:BENNINGTON SUBDIVISION Map Ref:MB 67 PG 59

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.	**6919 SAUVIGNON CV**	**02/21/2018**	$200,200	$50,050	1,883	6/3/2	1980	9,583 SF	
.02Mi.	**6911 SAUVIGNON CV**	**06/28/2023**	$266,900	$66,725	1,576	6/3/2	1985	9,583 SF	
.02Mi.	**6927 SAUVIGNON CV**	**03/26/2019**	$309,600	$77,400	2,523	11/5/3	1985	9,583 SF	
.02Mi.	**6922 BORDEAUX LN**	**05/31/2011**	$219,600	$54,900	1,980	7/3/3	1979	10,803 SF	
.03Mi.	**6914 BORDEAUX LN**	**01/30/2017**	$190,900	$47,725	1,700	6/3/2	1979	10,759 SF	
.03Mi.	**6903 SAUVIGNON CV**	**08/26/2022**	$180,200	$45,050	1,628	6/3/2	1980	9,583 SF	
.03Mi.	**6935 SAUVIGNON CV**	**05/07/2020**	$202,900	$50,725	1,552	6/3/2	1980	9,583 SF	
.03Mi.	**6930 BORDEAUX LN**	**09/30/1999**	$182,900	$45,725	1,606	7/3/2	1981	10,803 SF	
.03Mi.	**6920 SAUVIGNON CV**	**11/21/2023**	$212,400	$53,100	1,616	6/3/2	1980	9,583 SF	
.03Mi.	**6906 BORDEAUX LN**	**02/13/1987**	$198,100	$49,525	1,992	6/3/2	1979	11,674 SF	
.04Mi.	**6928 SAUVIGNON CV**	**12/14/2011**	$185,700	$46,425	1,759	6/3/2	1980	9,583 SF	
.04Mi.	**6912 SAUVIGNON CV**	**07/12/2013**	$203,500	$50,875	2,137	7/3/2	1980	9,583 SF	
.04Mi.	**6938 BORDEAUX LN**	**09/03/1999**	$207,900	$51,975	2,050	8/3/2	1981	10,803 SF	
.04Mi.	**6936 SAUVIGNON CV**	**07/29/2015**	$203,400	$50,850	1,607	6/3/2	1980	9,583 SF	
.04Mi.	**6904 SAUVIGNON CV**	**02/06/2023**	$230,900	$57,725	1,680	7/4/2	1980	9,583 SF	
.05Mi.	**6895 SAUVIGNON CV**	**08/31/2015**	$176,000	$44,000	1,509	7/3/2	1985	9,583 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
1.17Mi.	**Kirby High School** Number of Students: 699 Student-Teacher Ratio: NA	C-	Public	9 - 12
0.73Mi.	**Ross Elementary School** Number of Students: 665 Student-Teacher Ratio: NA	C-	Public	PK - 5
0.90Mi.	**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 **6919 SAUVIGNON CV, MEMPHIS, TN 38141-7875** 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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