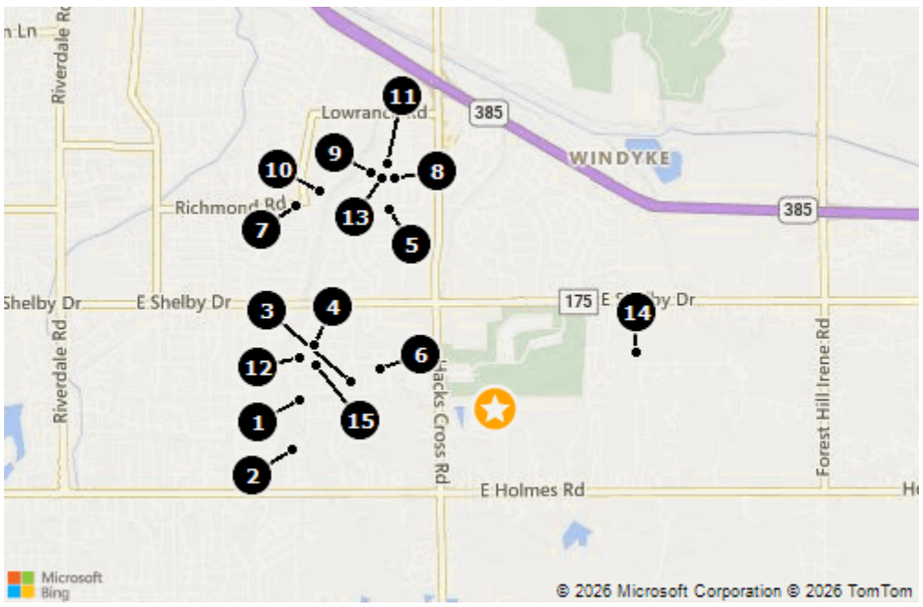
ICE SiteX Report

OrderID: 97562350

SiteX Property Information Report



Subject Property Location

8173 LAUREL RUN DR, MEMPHIS, TN 38125-3858

County:	**SHELBY TN**	Census Tract:	471570215.472021
Property Use:	Single Family Residential	Zoning:	CA
Parcel Number:	D02-56N- -B-00067	Thomas Bros Pg-Grid:	

Valuation

Value:	**$514,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$447,180 - $580,820	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$21,375	Market Land Value:	$85,500	Tax Year:	2024
Assd Improvement:	$98,875	Market Improvment Value:	$395,500	Total Taxable Value:	$4,076
Total Assessed Value:	$120,250	Total Assessor Market Value:	$481,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 67 District: S Subdivision: LAUREL TREE II PD Map Ref: MB 228-024
Abbreviated Description: SS LAUREL RUN DRIVE SEE MAP GRID 230 D
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	15,943 SF	Bedrooms:	4	Pool:	
Building Area:	3967 SF	Baths:	3	Fireplace:	1
Year Built:	2016	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/19/2016	Sales Price:	N/A
Document #:	16085046 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2016	Sales Price:	$375,000
Document #:	16068169 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 67 District: S Subdivision: LAUREL TREE II PD Map Ref: MB 228-024
Abbreviated Description: SS LAUREL RUN DRIVE SEE MAP GRID 230 D
City/Muni/Twp: UNINCORPORATED AREA

Mortgage Record

Recording Date:	12/31/2015	Loan Amount:	N/A
Document #:	15130096 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	12/30/2016	Type Finance:	

Legal Description:
Lot: 67 Subdivision: LAUREL TREE II PLANNED DEVELOPMENT

ICE SiteX Report

OrderID: 97562350

Prior Transfer

Recording Date:	12/13/2012	Sales Price:	$1,434,500
Document #:	12143109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/13/2012	Sales Price:	$1,434,500
Document #:	12016010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/25/2012	Sales Price:	$1,434,500
Document #:	12009096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2011	Sales Price:	$1,434,500
Document #:	11086602 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2011	Sales Price:	$1,434,500
Document #:	11083194 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2011	Sales Price:	$1,434,500
Document #:	11062672 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2011	Sales Price:	$1,434,500
Document #:	11057966 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/15/2011	Sales Price:	$1,434,500
Document #:	11037864 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2010	Sales Price:	$1,912,667 Multiple Parcels Involved in this transaction
Document #:	10078245 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/2010		
Document Type:			
Legal Description:			

Lot: 1-7,9-12 Subdivision: LAUREL TREE II PLANNED DEVELOPMENT Map Ref: MB228 PG24
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	07/26/2010	Sales Price:	$1,912,667
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2009	Sales Price:	$1,605,000 Multiple Parcels Involved in this transaction
Document #:	09034394 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/23/2009		
Document Type:			
Legal Description:			

Lot: 1-68 Subdivision: LAUREL TREE II PLANNED DEVELOPMENT Map Ref: MB228 PG24

Area Sales Analysis

Total Area Sales	$3,905,700	Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	2
Median Living Area	1,895 SF	Median Year Built	1996
Price Range - 2 Yrs	$140,000 to $525,000	Age Range	21 years to 41 years
Median Value	$250,000	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.04Mi.	**7608 COMSTOCK CV MEMPHIS, TN 38125-5717**	05/26/2026	$230,000	$100	2295	7/3/2	2000	9,148 SF	

APN: D02-55U- -E-00011 Document #: 26043064

ICE SiteX Report

OrderID: 97562350

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: WEBSTERS GOVE SUBDIVISION MapRef: MB 173 PG 52 Abbreviated Description: Lot:11 Subdivision:WEBSTERS GOVE SUBDIVISION Map Ref:MB 173 PG 52

2	1.1Mi.	**5094 DENTON CV N** **MEMPHIS, TN 38125-5737**	05/13/2026	$315,000	$146	2156	7/3/3	2002	8,059 SF	

APN: D02-55K- -A-00021 Document #: 26039106
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: WEBSTER GROVE SUBDIVISION MapRef: MB 192 PG 4 Abbreviated Description: Lot:21 Subdivision:WEBSTER GROVE SUBDIVISION Map Ref:MB 192 PG 4

3	.78Mi.	**4908 TOP NOTCH LOOP** **MEMPHIS, TN 38125-3633**	05/08/2026	$270,000	$143	1885	6/3/2	2004	7,841 SF	

APN: D02-56T- -C-00043 Document #: 26037792
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 165 Subdivision: SHELBY WOODLANDS PD Phase No: 3 MapRef: MB 197 PG 38 Abbreviated Description: Lot:165 Subdivision:SHELBY WOODLANDS PD Phase No:3 Map Ref:MB 197 PG 38

4	1.02Mi.	**7661 NEW FOUND GAP RD** **MEMPHIS, TN 38125-4755**	05/07/2026	$140,000	$113	1234	5/3/2	1996	7,841 SF	

APN: D02-55U- -B-00021 Document #: 26036802
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: CALLOWAY HILLS SUBDIVISION Phase No: 1 MapRef: MB 146 PG 68 Abbreviated Description: Lot:21 Subdivision:CALLOWAY HILLS SUBDIVISION Phase No:1 Map Ref:MB 146 PG 68

5	1.2Mi.	**4419 BERKELY WOODS DR** **MEMPHIS, TN 38125-3246**	04/23/2026	$271,000	$143	1895	6/3/2	1993	11,326 SF	

APN: D02-42E- -C-00008 Document #: 26031541
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Section: A Subdivision: HIGHGROVE SUBDIVISION MapRef: MB 142 PG 67 Abbreviated Description: Lot:8 Section:A Subdivision:HIGHGROVE SUBDIVISION Map Ref:MB 142 PG 67

6	.64Mi.	**7848 PINEFROST LN** **MEMPHIS, TN 38125-3370**	04/21/2026	$330,000	$144	2276	8/4/3	2005	6,621 SF	

APN: D02-56T- -G-00030 Document #: 26030528
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 372 Subdivision: SHELBY WOODLANDS PD Phase No: VI MapRef: MB 219 PG 6 Abbreviated Description: Lot:372 Subdivision:SHELBY WOODLANDS PD Phase No:VI Map Ref:MB 219 PG 6

7	1.51Mi.	**7615 RICHMOND RD** **MEMPHIS, TN 38125-5062**	04/09/2026	$250,000	$93	2670	9/3/2	1993	13,286 SF	

APN: D02-41A- -K-00024 Document #: 26027061
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 341 Subdivision: RICHWOOD PUD MapRef: MB 140 PG 11 Abbreviated Description: Lot:341 Subdivision:RICHWOOD PUD Map Ref:MB 140 PG 11

8	1.33Mi.	**4333 RAINEY WOODS CV** **MEMPHIS, TN 38125-3177**	03/12/2026	$259,900	$129	2001	6/3/2	1996	12,720 SF	

APN: D02-42J- -G-00031 Document #: 26019435
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 230 Section: B Subdivision: BARRY FARMS PD Phase No: II MapRef: MB 156 PG 29 Abbreviated Description: Lot:230 Section:B Subdivision:BARRY FARMS PD Phase No:II Map Ref:MB 156 PG 29

9	1.41Mi.	**4316 HUGHES MEADOW CV** **MEMPHIS, TN 38125-3152**	03/06/2026	$170,000	$118	1430	6/3/2	1995	7,841 SF	V

APN: D02-42E- -B-00043 Document #: 26017708
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: BARRYMOR SUBDIVISION MapRef: MB 142 PG 35 Abbreviated Description: Lot:43 Subdivision:BARRYMOR SUBDIVISION Map Ref:MB 142 PG 35

10	1.48Mi.	**7680 CARTER CREEK CV** **MEMPHIS, TN 38125-5046**	03/03/2026	$339,900	$129	2622	7/3/2	1994	11,326 SF	

APN: D02-42E- -D-00032 Document #: 26016328
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 401 Subdivision: RICHWOOD PUD Phase No: 9 MapRef: MB 143 PG 66 Abbreviated Description: Lot:401 Subdivision:RICHWOOD PUD Phase No:9 Map Ref:MB 143 PG 66

11	1.42Mi.	**7886 MARSHA WOODS DR** **MEMPHIS, TN 38125-3190**	02/18/2026	$160,000	$112	1428	6/3/2	1996	7,362 SF	

APN: D02-42J- -G-00003 Document #: 26011901
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 202 Section: B Subdivision: BARRY FARMS P D Phase No: II MapRef: MB 156 PG 29 Abbreviated Description: Lot:202 Section:B Subdivision:BARRY FARMS P D Phase No:II Map Ref:MB 156 PG 29Abbreviated Description:PART OF PARCEL D

12	1.08Mi.	**4826 CALLAWAY HILLS DR** **MEMPHIS, TN 38125-4763**	02/04/2026	$249,900	$163	1531	7/4/2	1997	10,890 SF	

APN: D02-55U- -C-00052 Document #: 26007931
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: CALLAWAY HILLS SUBDIVISION Phase No: II MapRef: MB 151 PG 46 Abbreviated Description: Lot:112 Subdivision:CALLAWAY HILLS SUBDIVISION Phase No:II Map Ref:MB 151 PG 46City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

13	1.36Mi.	**4333 ANGARATH DR** **MEMPHIS, TN 38125-3624**	01/08/2026	$235,000	$159	1471	6/3/2	1996	10,324 SF	

APN: D02-42J- -G-00020 Document #: 26001884
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 219 Section: B Subdivision: BARRY FARMS P D Phase No: II MapRef: MB 156 PG 29 Abbreviated Description: Lot:219 Section:B Subdivision:BARRY FARMS P D Phase No:II Map Ref:MB 156 PG 29Abbreviated Description:PARCEL D City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

14	.82Mi.	**8560 OLD CREEK RD** **MEMPHIS, TN 38125-4013**	01/08/2026	$525,000	$96	5427	9/4/4	1985	350,877 SF	

APN: D02-56 - - -00113 Document #: 26001984
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14A Subdivision: OLD CREEK ESTATES SUBDIVISION MapRef: DOC P85116 Abbreviated Description: Lot:14A Subdivision:OLD CREEK ESTATES SUBDIVISION Map Ref:DOC P85116City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

15	.98Mi.	**7669 MINERAL CREST CIR S**	11/25/2025	$160,000	$90	1771	6/3/2	1996	8,276 SF	

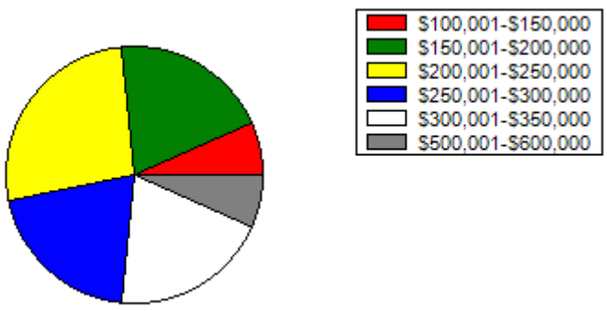
ICE SiteX Report

OrderID: 97562350

MEMPHIS, TN 38125-4765
APN: D02-55U- -C-00020 Document #: 25101714
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: CALLAWAY HILLS SUBDIVISION Phase No: II MapRef: MB 151 PG 66 Abbreviated Description: Lot:80 Subdivision:CALLAWAY HILLS SUBDIVISION Phase No:II Map Ref:MB 151 PG 66

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.	**8173 LAUREL RUN DR**	**06/30/2016**	$481,000	$120,250	3,967	7/4/3	2016	15,943 SF	
.02Mi.	**8161 LAUREL RUN DR**	**11/25/2013**	$368,100	$92,025	2,798	7/3/3	2013	16,422 SF	
.02Mi.	**8185 LAUREL RUN DR**	**10/05/2012**	$369,200	$92,300	2,914	8/4/2	2012	17,990 SF	
.03Mi.	**4989 LAUREL FOREST CV**	**03/31/2008**	$442,900	$110,725	4,030	10/4/4	2008	23,392 SF	
.04Mi.	**8172 LAUREL RUN DR**	**12/27/2011**	$375,800	$93,950	3,051	9/5/3	2011	17,990 SF	
.04Mi.	**8162 LAUREL RUN DR**	**08/20/2015**	$344,500	$86,125	2,587	8/5/3	2010	19,646 SF	
.04Mi.	**8182 LAUREL RUN DR**	**07/28/2011**	$363,900	$90,975	2,810	8/5/3	2011	20,343 SF	
.04Mi.	**8151 LAUREL RUN DR**	**11/03/2009**	$278,100	$69,525	2,136	8/4/2	2006	21,998 SF	
.04Mi.	**4967 LAUREL GREEN DR**	**12/09/2011**	$436,000	$109,000	3,690	9/4/3	2011	17,990 SF	
.04Mi.	**4990 LAUREL FOREST CV**	**07/28/2022**	$348,800	$87,200	2,556	8/5/3	2011	19,297 SF	
.05Mi.	**8186 LAUREL RUN DR**	**08/12/2013**	$456,300	$114,075	4,051	8/5/3	2013	26,180 SF	
.05Mi.	**4993 LAUREL FOREST CV**	**10/11/2016**	$410,500	$102,625	3,374	8/5/3	2016	21,301 SF	
.05Mi.	**8150 LAUREL RUN DR**	**12/20/2022**	$349,900	$87,475	2,519	8/4/3	2006	20,081 SF	
.06Mi.	**8141 LAUREL RUN DR**	**12/18/2014**	$396,900	$99,225	3,558	9/5/4	2005	21,998 SF	
.06Mi.	**4985 LAUREL GREEN DR**	**05/04/2011**	$359,400	$89,850	2,761	7/5/3	2011	21,301 SF	
.07Mi.	**5000 LAUREL FOREST CV**	**03/07/2013**	$353,100	$88,275	2,838	7/4/3	2013	16,509 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.7 years old	Households:	15,281
Median Household Income:	$92,741	Households w/Family:	71%
Household Income Per Capita:	$41,502	Households w/Family Married:	41%
Most Common Education Level:	Some College	Households w/Family Children:	35%

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
0.96Mi.	**Southwind Elementary School** Number of Students: 641 Student-Teacher Ratio: NA	A	Public	PK - 5
4.24Mi.	**Germantown Middle School** Number of Students: 606 Student-Teacher Ratio: NA	C-	Public	6 - 8
4.92Mi.	**Germantown High School** Number of Students: 1,719 Student-Teacher Ratio: NA Advanced Placement: Yes	B-	Public	9 - 12

ICE SiteX Report

OrderID: 97562350

Flood Report

The Subject Property of **8173 LAUREL RUN DR, MEMPHIS, TN 38125-3858** 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	93%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY 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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