

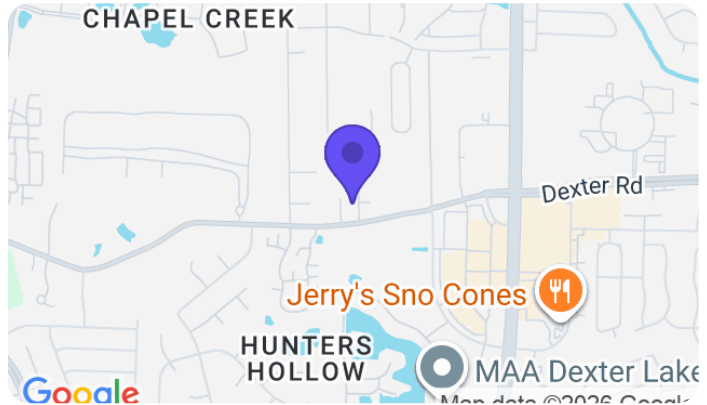
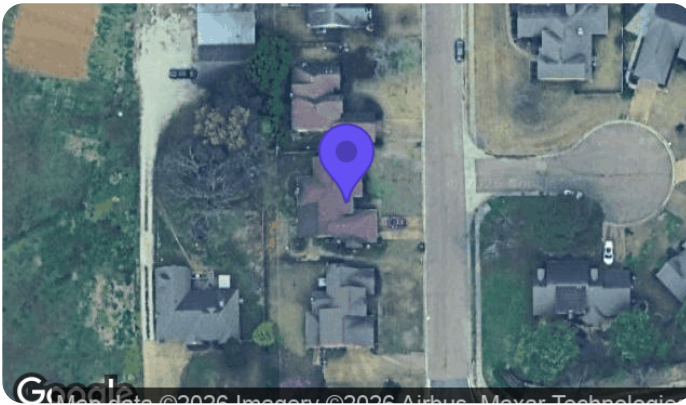
Single Family Residence

RESIDENTIAL

1739 CANDLE RIDGE DR

CORDOVA, TN 38016

\$275,890 TopHap Estimate · \$96 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,879 ft²

LIVING AREA

0.22 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$276K

\$261K low

\$291K high

Last Sale

\$277,500 · Jun 14, 2025

Est. Owner Equity

\$275,890

TAX & ASSESSMENT

Property Tax	\$2,216 (2025)
Assessed Value	\$82,375
Previous Assessed	\$63,425
Assessor Market Value	\$329,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.22
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 252 ft²

Porch · 81 ft²

CLIMATE RISK

1 FLOOD	35 WILDFIRE	33 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

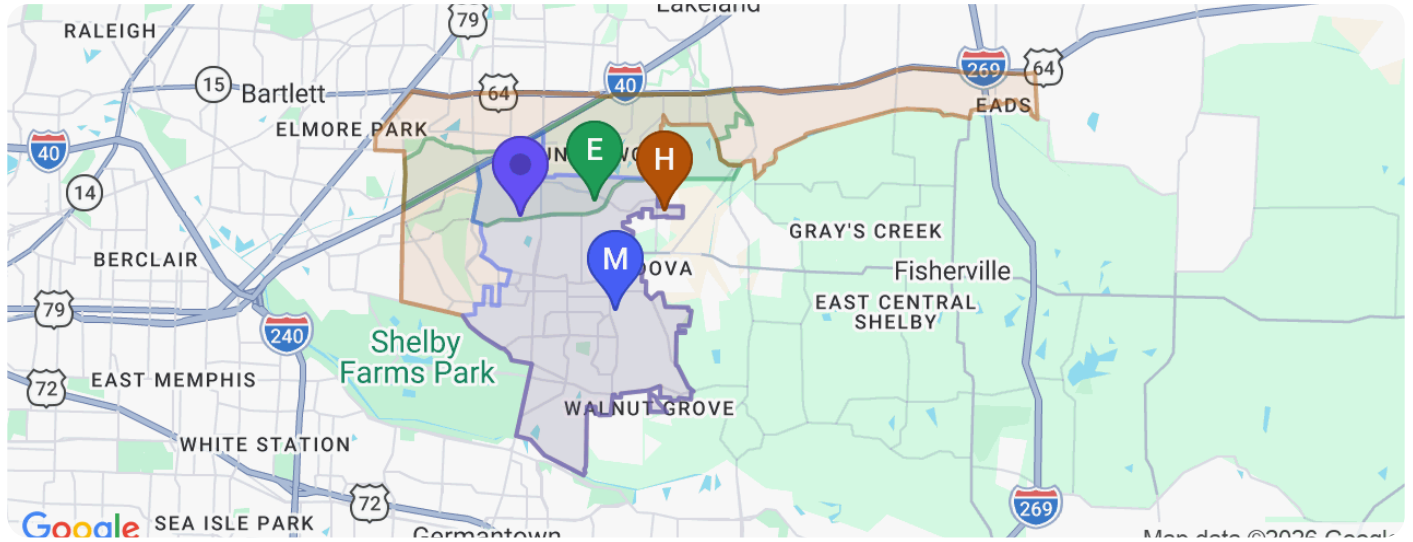
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2025	Resale	Warranty Deed	\$277,500	\$96	
Aug 30, 2024	Quitclaim	Quit Claim Transfer			
Aug 23, 2016	Resale	Warranty Deed	\$170,000	\$59	\$153K
May 29, 2009	Resale	Warranty Deed	\$173,000	\$60	\$170K
Jul 28, 2004	Resale	Grant Deed	\$204,000	\$71	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chimneyrock Elementary School	Elementary	PK–5	1.3 mi
Cordova Middle School	Middle	6–8	2.4 mi
Cordova High School	High	9–12	2.6 mi

District: Memphis-Shelby County Schools



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 38016

62 CRIME INDEX	99 AIR POLLUTION	44,812 POPULATION	\$86K MEDIAN IN-COME	60°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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