

Planned Unit Development (Pud)

RESIDENTIAL

169 RUNNING RIVER PL

MEMPHIS, TN 38103

\$529,000 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,160 ft²

LIVING AREA

3,667 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$529K

\$498K low

\$560K high

Last Sale

\$241,500 · Oct 4, 2000

Est. Owner Equity

\$0

Loan-to-Value

137%

TAX & ASSESSMENT

Property Tax	\$3,030 (2025)
Assessed Value	\$112,650
Previous Assessed	\$104,225
Assessor Market Value	\$450,600

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.08
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 228 ft²

Porch · 24 ft²

CLIMATE RISK

99
FLOOD

34
WILDFIRE

1
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2000	Resale	Grant Deed	\$241,500	\$112	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manassas High School	High	9–12	1.1 mi
Caldwell-Guthrie K-8 School	Middle	KG–8	1.5 mi
Downtown Elementary School	Elementary	PK–5	1.6 mi

District: Achievement School District

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 38103

154 CRIME INDEX	142 AIR POLLUTION	13,743 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	65% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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