

Planned Unit Development (Pud)

RESIDENTIAL

1291 RIVER RIDGE DR

COLLIERVILLE, TN 38017

\$371,154 TopHap Estimate · \$149 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,488 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$371K

\$353K low

\$389K high

Last Sale

\$279,000 · Jun 17, 2019

Est. Owner Equity

\$331,154

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$1,503 (2025)
Assessed Value	\$92,775
Previous Assessed	\$75,350
Assessor Market Value	\$371,100

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.20
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 144 ft²

Porch · 24 ft²

CLIMATE RISK

35

FLOOD

36

WILDFIRE

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2026	Financing	Mortgage			\$40K
Jun 13, 2019	Resale	Warranty Deed	\$279,000	\$112	\$265K
Jul 23, 2015	Resale	Grant Deed	\$238,000	\$96	
Jul 23, 2015	Resale	Warranty Deed	\$238,000	\$96	
Jan 5, 2000	Resale	Grant Deed	\$186,008	\$75	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tara Oaks Elementary School	Elementary	KG–5	0.8 mi
West Collierville Middle School	Middle	6–8	1.6 mi
Collierville High School	High	9–12	4.0 mi

District: Collierville 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 38017

32 CRIME INDEX	97 AIR POLLUTION	54,073 POPULATION	\$134K MEDIAN IN-COME	60°F AVG TEMP	64% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------