

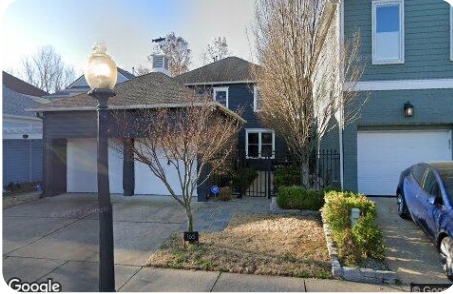
Planned Unit Development (Pud)

RESIDENTIAL

165 RUNNING RIVER PL

MEMPHIS, TN 38103

\$521,331 TopHap Estimate · \$229 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,276 ft²

LIVING AREA

3,667 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$521K

\$465K low

\$578K high

Last Sale

\$530,000 · May 12, 2025

Est. Owner Equity

\$97,331

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,079 (2025)
Assessed Value	\$114,475
Previous Assessed	\$100,825
Assessor Market Value	\$457,900

PROPERTY FACTS

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

Deck · 162 ft²

Patio · 63 ft²

Porch · 60 ft²

CLIMATE RISK

99 FLOOD	34 WILDFIRE	1 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2025	Resale	Warranty Deed	\$530,000	\$233	\$424K
Feb 21, 2014	Resale	Warranty Deed	\$320,000	\$141	\$256K
Jun 18, 2008	Resale	Warranty Deed	\$379,000	\$167	\$303K
Apr 3, 2000	Resale	Grant Deed	\$249,300	\$110	\$251K
Jun 15, 1999	Financing	Grant Deed			\$135K
Jun 9, 1999	Resale	Grant Deed	\$35,000	\$15	\$35K

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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