

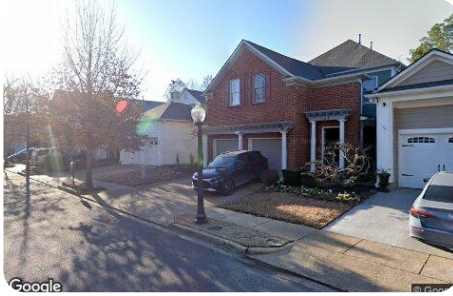
Planned Unit Development (Pud)

RESIDENTIAL

149 RUNNING RIVER PL

MEMPHIS, TN 38103

\$478,315 TopHap Estimate · \$218 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,191 ft²

LIVING AREA

3,667 ft²

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$478K

\$456K low

\$500K high

Last Sale

\$465,000 · Dec 7, 2021

Est. Owner Equity

\$163,031

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,328 (2025)
Assessed Value	\$123,700
Previous Assessed	\$105,600
Assessor Market Value	\$494,800

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

Porch · 21 ft²

CLIMATE RISK

99 FLOOD	28 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
Dec 7, 2021	Resale	Warranty Deed	\$465,000	\$212	\$315K
Oct 14, 2021	Resale	Warranty Deed	\$461,000	\$210	
Feb 4, 2019	Quitclaim	Quit Claim Transfer			
Apr 22, 2016	Resale	Warranty Deed	\$370,000	\$169	\$278K
Aug 28, 2006	Non-arms-length	Warranty Deed	\$380,000	\$173	\$190K
Jan 6, 2000	Resale	Grant Deed	\$233,500	\$107	\$180K
Feb 12, 1999	Resale	Grant Deed	\$229,081	\$105	\$207K
May 13, 1998	Resale	Grant Deed	\$137,000	\$63	\$668K

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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