

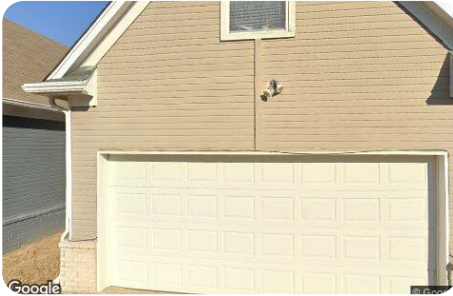
Planned Unit Development (Pud)

RESIDENTIAL

1399 DOWN RIVER DR

MEMPHIS, TN 38103

\$315,121 TopHap Estimate · \$193 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,630 ft²

LIVING AREA

3,100 ft²

LOT SIZE

2007

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$315K

\$306K low

\$324K high

Last Sale

\$64,450 · Nov 4, 2024

Est. Owner Equity

\$66,621

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,274 (2025)
Assessed Value	\$84,525
Previous Assessed	\$64,450
Assessor Market Value	\$338,100

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.07
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 80 ft²

Porch · 105 ft²

CLIMATE RISK

99
FLOOD

30
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 23, 2024	Financing	Intrafamily Transfer			\$249K
Mar 31, 2023	Resale	Warranty Deed	\$315,000	\$193	\$252K
Jul 12, 2016	Resale	Warranty Deed	\$209,500	\$129	\$168K
Jun 30, 2009	Resale	Warranty Deed	\$186,000	\$114	\$183K
Sep 14, 2007	Resale	Warranty Deed	\$193,075	\$118	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manassas High School	High	9–12	1.0 mi
Caldwell-Guthrie K-8 School	Middle	KG–8	1.5 mi
Downtown Elementary School	Elementary	PK–5	2.4 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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