

Planned Unit Development (Pud)

RESIDENTIAL

1296 RIVER RIDGE DR

COLLIERVILLE, TN 38017

\$374,167 TopHap Estimate · \$164 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,276 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$374K

\$357K low

\$392K high

Last Sale

\$207,000 · Aug 8, 2012

Est. Owner Equity

\$208,567

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$1,492 (2025)
Assessed Value	\$92,125
Previous Assessed	\$74,800
Assessor Market Value	\$368,500

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.21
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 60 ft²

Porch · 140 ft²

CLIMATE RISK

1
FLOOD

37
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2012	Resale	Warranty Deed	\$207,000	\$91	\$166K
Dec 29, 2008	Resale	Warranty Deed	\$211,900	\$93	\$197K
Feb 6, 2002	Resale	Grant Deed	\$188,500	\$83	\$170K
Sep 10, 1999	Resale	Grant Deed	\$178,900	\$79	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tara Oaks Elementary School	Elementary	KG–5	0.7 mi
West Collierville Middle School	Middle	6–8	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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