

Planned Unit Development (Pud)

**RESIDENTIAL**

# 1344 RIVER RIDGE DR

COLLIERVILLE, TN 38017

**\$378,394** TopHap Estimate · \$165 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,297 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$378K**

\$362K low

\$395K high

Last Sale

**\$305,000 · Apr 17, 2020**

Est. Owner Equity

**\$103,894**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,488 (2025) |
| Assessed Value        | \$91,825       |
| Previous Assessed     | \$76,175       |
| Assessor Market Value | \$367,300      |

## PROPERTY FACTS

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

Patio · 168 ft²

Porch · 20 ft²

## CLIMATE RISK

**72**  
FLOOD

**38**  
WILDFIRE

**33**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 13, 2020 | Resale | Warranty Deed | \$305,000 | \$133  | \$275K |
| Aug 11, 2003 | Resale | Grant Deed    | \$187,600 | \$82   | \$150K |
| Dec 22, 1999 | Resale | Grant Deed    | \$166,900 | \$73   | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Tara Oaks Elementary School     | Elementary | KG–5   | 0.8 mi   |
| West Collierville Middle School | Middle     | 6–8    | 1.7 mi   |
| Collierville High School        | High       | 9–12   | 4.1 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|