

Planned Unit Development (Pud)

RESIDENTIAL

173 RUNNING RIVER PL

MEMPHIS, TN 38103

\$523,520 TopHap Estimate · \$208 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,516 ft²

LIVING AREA

0.11 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$524K

\$511K low

\$536K high

Est. Owner Equity

\$82,727

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,650 (2025)
Assessed Value	\$135,700
Previous Assessed	\$118,075
Assessor Market Value	\$542,800

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Traditional/Old
County	SHELBY
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 154 ft²

Porch · 265 ft²

CLIMATE RISK

99
FLOOD

34
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
Mar 17, 2021	Financing	Intrafamily Transfer			\$441K
Apr 27, 2020	Resale	Warranty Deed	\$445,000	\$177	\$433K
Dec 27, 2016	Resale	Warranty Deed	\$429,900	\$171	\$343K
Mar 31, 2016	Quitclaim	Quit Claim Transfer			
Jun 4, 2012	Resale	Warranty Deed	\$389,000	\$155	\$349K
Jul 8, 2002	Resale	Grant Deed	\$328,580	\$131	\$220K
Aug 24, 2000	Quitclaim	Quit Claim Transfer			
May 26, 1999	Resale	Grant Deed	\$150,000	\$60	

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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