

Planned Unit Development (Pud)

RESIDENTIAL

157 RUNNING RIVER PL

MEMPHIS, TN 38103

\$511,814 TopHap Estimate · \$227 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,256 ft²

LIVING AREA

3,667 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$512K

\$469K low

\$554K high

Last Sale

\$515,000 · Feb 5, 2026

Est. Owner Equity

\$99,814

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,130 (2025)
Assessed Value	\$116,350
Previous Assessed	\$105,300
Assessor Market Value	\$465,400

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

Patio · 40 ft²

Porch · 290 ft²

CLIMATE RISK

99
FLOOD

33
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
Jan 19, 2026	Resale	Warranty Deed	\$515,000	\$228	\$412K
Aug 9, 2023	Financing	Intrafamily Transfer			
Apr 25, 2023	Resale	Warranty Deed	\$478,000	\$212	\$411K
Jul 11, 2002	Resale	Grant Deed	\$259,900	\$115	\$100K
Jun 17, 1999	Resale	Grant Deed	\$235,383	\$104	\$130K
Aug 26, 1998	Resale	Grant Deed	\$100,648	\$45	\$492K

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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