

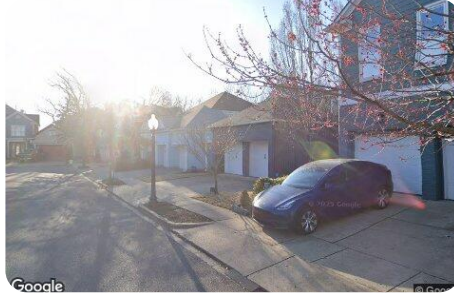
Planned Unit Development (Pud)

RESIDENTIAL

163 RUNNING RIVER PL

MEMPHIS, TN 38103

\$518,216 TopHap Estimate · \$219 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,364 ft²

LIVING AREA

3,667 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$518K

\$482K low

\$555K high

Last Sale

\$429,000 · Jul 7, 2006

Est. Owner Equity

\$120,616

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,762 (2025)
Assessed Value	\$135,950
Previous Assessed	\$117,975
Assessor Market Value	\$543,800

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 · 24 ft²

Porch · 200 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
Jun 23, 2006	Non-arms-length	Warranty Deed	\$429,000	\$181	
Jun 23, 2006	Resale	Grant Deed	\$429,000	\$181	\$343K
Aug 5, 2005	Resale	Warranty Deed	\$415,000	\$176	\$332K
Oct 17, 2000	Resale	Grant Deed	\$262,083	\$111	\$110K
Dec 4, 1998	Resale	Grant Deed	\$70,000	\$30	

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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