



LOCATION

| | | |
|--------------------------|---|---|
| Property Address | 4773 Bluff Wood Cv Memphis, TN 38128 |  |
| MAAR Subdivision | Royal Ridge Sec B | |
| Legal Subdivision | Royal Ridge Sec B | |
| County/MLS Area | Shelby/731A | |

GENERAL PARCEL INFORMATION

| | |
|-----------------------------|----------------------------------|
| Parcel ID/Tax ID | 090002 00040 |
| Alternate Parcel ID | |
| Account Number | |
| District/Ward | Memphis |
| 2020 Census Trct/Blk | 205.21/1 |
| Assessor Roll Year | 2023 |
| Plat Book/Page | 44/16 |
| Zoning Code | R-6- Residential Single-Family-6 |
| Permits | Permits |

PROPERTY SUMMARY

| | |
|-------------------------|---|
| MAAR Data # | 196346 |
| Class | Residential Single Family |
| Land Use | Single-Family |
| MAAR Square Feet | 1555 |
| Beds / Baths | 3 / 2.0 |
| Stories | 1 |
| Year Built | 2002 |
| Lot Dim /Acres | 56X115 / 0.14 |
| Lot Square Feet | 6,440 |
| Last Sale | \$82,000 (\$53/sf) on 6/2/2022 N(WD) 1555 SQFT Seller Concessions N/A |

CURRENT OWNER

| | |
|------------------------|--|
| Name | Northwest Ventures LLC |
| Mailing Address | 797 Waldo Ave SE Salem, OR 97302-3178 |

SCHOOL ZONE INFORMATION

| | |
|--------------------------------------|----------|
| Egypt Elementary School | 1.3 mi |
| Elementary: Pre K to 5 | Distance |
| Raleigh - Egypt Middle School | 1.2 mi |
| Middle: 6 to 8 | Distance |
| Raleigh - Egypt High | 1.2 mi |
| High: 9 to 12 | Distance |

SALES HISTORY THROUGH 03/12/2024

| Date | Amount | Buyer/Owners | Instrument | Book/Page or Document# | Seller Concessions | Sale Type |
|------------|----------|------------------------|------------|------------------------|--------------------|-------------------|
| 6/2/2022 | \$82,000 | Northwest Ventures LLC | Warranty | 22064131 | | Normal Sale |
| 9/11/2013 | | Shinault Elnora | Quit Claim | 13113349 | | Non-Sale Transfer |
| 7/31/2013 | | Houston Laquita | Quit Claim | 13095285 | | Non-Sale Transfer |
| 12/15/2010 | | 3752 West Shields LLC | Quit Claim | 11010730 | | Non-Sale Transfer |
| 4/19/2006 | \$51,000 | Dry Creek Land Lp | Warranty | 06069190 | | Normal Sale |
| 10/20/2005 | \$38,500 | Holldon Group LLC | Warranty | 05176877 | | Normal Sale |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|----------|-----------------------|----------|---------------|---------|
| Appraisal Year | 2023 | Assessment Year | 2023 | Memphis | 2.70164 |
| Appraised Land | \$7,900 | Assessed Land | | Shelby County | 3.39 |
| Appraised Improvements | \$61,300 | Assessed Improvements | | | |
| Total Tax Appraisal | \$69,200 | Total Assessment | \$17,300 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2023 | \$467.38 | \$586.47 | \$1,053.85 |
| 2022 | \$467.38 | \$586.47 | \$1,053.85 |
| 2021 | \$592.80 | \$753.83 | \$1,346.63 |
| 2020 | \$279.65 | \$354.38 | \$634.02 |
| 2019 | \$279.65 | \$354.38 | \$634.02 |
| 2018 | \$279.13 | \$354.38 | \$633.50 |
| 2017 | \$435.91 | \$547.66 | \$983.57 |
| 2016 | \$396.10 | \$509.11 | \$905.21 |
| 2014 | \$528.70 | \$679.54 | \$1,208.24 |

MORTGAGE HISTORY

| Date | Loan Amount | Borrower | Lender | Book/Page or Document# |
|------------|-------------|------------------------|-------------------------|------------------------|
| 08/12/2022 | \$65,000 | Northwest Ventures LLC | Lima One Capital | 22097209 |
| 10/20/2005 | \$48,185 | Holldon Group LLC | Homevestors Investments | 05176878 |
| 11/25/2002 | \$10,000 | Pruitt Tommy L | Union Planters Bank | 02221459 |

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

| Physical Data | Appraiser (12/2004) | Assessor | MAAR MLS |
|---------------|---------------------|----------|----------|
| Class | RS | RS | |
| Year Built | 2002 | 2002 | |
| Square Feet | 1555 | 1472 | |
| Stories | 1 | 1 | |
| Rooms | 6 | 6 | |

| | | |
|-----------------------------------|-----------------------|---|
| Bedrooms | 3 | 3 |
| Baths | 2.0 | 2.0 |
| Parking | 0 car | |
| Pool/Fireplaces | No Pool/ | No/ |
| Exterior | Brick/ | Brick Veneer |
| Heat/Central Air | /Central Air | Central Heat And Air/Central Heat & Air |
| Basement Sq Ft/ % Finished | | |
| Shop Sq Ft/Barn Sq Ft | | |
| Appraiser/MLS | EPA | |
| Quality | | Res Average-(Cd) |
| Condition | C4 -Average Condition | 2 - Fair |
| Appraisers Other Features | RANGE/OVEN | |

LEGAL DESCRIPTION

| | | | |
|--------------------|--|-----------------------|---------|
| Subdivision | Royal Ridge Sec B | Plat Book/Page | 44/16 |
| Block/Lot | /125 | District/Ward | Memphis |
| Description | Neighborhood: 00504A02 /Ws Bluff Wood Cv | | |

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47157C0165F | 09/28/2007 |

SUBJECT SALES INFORMATION

\$82,000 ON 06/02/22, Warranty Deed, 22064131. Recorded 2022. SHINAULT ELNORA to NORTHWEST VENTURES LLC. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Appraiser EPA on 12/2004) Residential Single Family, built in 2002, 1555 sq ft, (\$53/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), No Pool, fireplace(s), Brick/ Construction, , Central Air, C4 -Average Condition.

ON **09/11/13**, Quit Claim Deed, 13113349. Recorded 2013. HOUSTON LAQUITA to SHINAULT ELNORA. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 09/2013) Residential Single Family, built in , sq ft, (\$/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

ON **07/31/13**, Quit Claim Deed, 13095285. Recorded 2013. SHELBY COUNTY TAX SALE 0802 to HOUSTON LAQUITA. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 07/2013) Residential Single Family, built in , sq ft, (\$/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

ON **12/15/10**, Quit Claim Deed, 11010730. Recorded 2011. DRY CREEK LAND LP to 3752 WEST SHIELDS LLC. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 12/2010) Residential Single Family, built in , sq ft, (\$/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

\$51,000 ON 04/19/06, Warranty Deed, 06069190. Recorded 1001. HOLLDON GROUP LLC to DRY CREEK LAND LP. Loan \$60,000, 118% Conventional Mortgage. Normal Sale. (Physical Data from Appraiser EPA on 12/2004) Residential Single Family, built in 2002, 1555 sq ft, (\$33/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), No Pool, fireplace(s), Brick/ Construction, , Central Air, C4 -Average Condition.

\$38,500 ON 10/20/05, Warranty Deed, 05176877. Recorded 1001. PRUITT TOMMY L to HOLLDON GROUP LLC. Loan \$48,185, 125% Conventional Mortgage. Normal Sale. (Physical Data from Appraiser EPA on 12/2004) Residential Single Family, built in 2002, 1555 sq ft, (\$25/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), No Pool, fireplace(s), Brick/ Construction, , Central Air, C4 -Average Condition.

LISTING ARCHIVE

| MLS # | Address | Cat | Status | Sale | Listing Agent | List Date | Sold Date | CDOM | List Price | Sold Price |
|----------|--------------------|------|----------|-------------|---------------------|------------|-----------|------|------------|------------|
| 10167790 | 4773 Bluff Wood Dr | MULT | For Sale | Normal Sale | Tyler Tapley (CRLI) | 03/13/2024 | | 2 | \$413,900 | |
| 10167640 | 4773 Bluff Wood Cv | RESI | For Sale | Normal Sale | Tyler Tapley (CRLI) | 03/11/2024 | | 4 | \$120,000 | |

Property Detail for 4773 BLUFF WOOD CV, cont.

| | | | | | | | |
|---------|-------------------------|------|---------|--------------------------|------------|-----|----------|
| 2651551 | 4773 Bluff Wood Cove | RESI | Expired | Whit Simmons (ENTR02) | 09/27/2006 | 179 | \$79,900 |
|---------|-------------------------|------|---------|--------------------------|------------|-----|----------|
