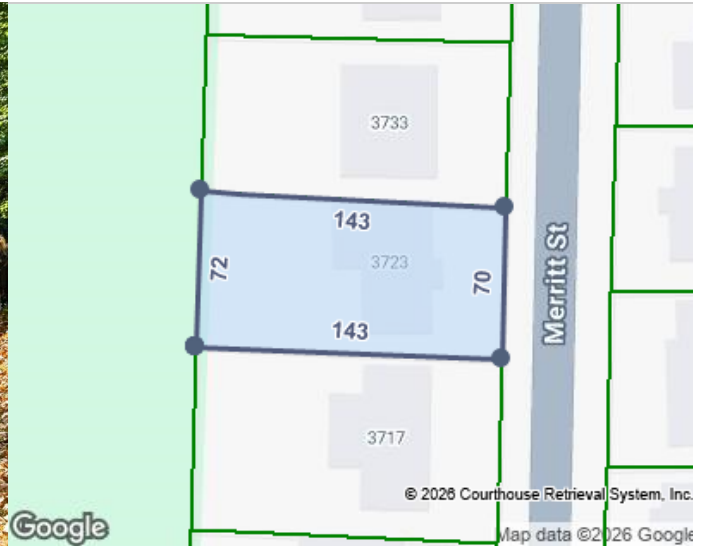




LOCATION

Property Address	3723 Merritt St Memphis, TN 38128	
MAAR Subdivision	Lakemont Gardens Blk B-3	
Legal Subdivision	Lakemont Gardens Blk B-3	
County/MLS Area	Shelby/732C	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	086018 00005
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	205.32/3
Assessor Roll Year	2026
Plat Book/Page	
Zoning Code	R-10- Residential Single-Family-10
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	187659
Class	Residential Single Family
Land Use	Single-Family
MAAR Square Feet	1277
Beds / Baths	3 / 2.0
Stories	1
Year Built	1966
Lot Dim /Acres	72X143 / 0.23
Lot Square Feet	10,296
Last Sale	\$111,000 (\$87/sf) on 7/16/2026 N(WD) 1277 SQFT Seller Concessions N/A

CURRENT OWNER

Name	Memphis Investment Properties Iv LLC
Mailing Address	4701 Summer Ave Memphis, TN 38122

SCHOOL ZONE INFORMATION

Scenic Hills Elementary School	2.7 mi
Elementary: Pre K to 5	Distance
Raleigh - Egypt Middle School	1.5 mi
Middle: 6 to 8	Distance
Raleigh - Egypt High	1.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/07/2026

Date	Amount	Buyer/Owners	Instrument	Book/Page or Document#	Seller Concessions	Sale Type
7/16/2026	\$111,000	Memphis Investment Properties Iv	Warranty	26061511		Normal Sale

LLC

3/28/2018	\$80,000	Conard Weldon F	Warranty	18030250	\$4,800	Normal Sale
11/20/2014		Friedlander Stephen	Quit Claim	14118903		Non-Sale Transfer

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	Assessment Year	2026	Memphis	2.58081
Appraised Land	\$13,000	Assessed Land		Shelby County	2.69
Appraised Improvements	\$135,100	Assessed Improvements			
Total Tax Appraisal	\$148,100	Total Assessment	\$37,025		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$955.54	\$995.97	\$1,951.52
2024	\$858.76	\$911.06	\$1,769.83
2023	\$726.07	\$911.06	\$1,637.13
2022	\$726.07	\$911.06	\$1,637.13
2021	\$729.13	\$927.19	\$1,656.32
2020	\$577.67	\$732.04	\$1,309.71
2019	\$577.68	\$732.04	\$1,309.71
2018	\$576.59	\$732.04	\$1,308.63
2017	\$591.31	\$742.88	\$1,334.19
2016	\$603.50	\$775.68	\$1,379.18
2014	\$603.50	\$775.68	\$1,379.18
2013	\$603.50	\$777.45	\$1,380.95

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
03/28/2018	\$81,720	Conard Weldon F	Navy Federal Credit Union	18030251
09/18/2015	\$50,000	Friedlander Stephen A	Commercial Bank And Trust	15097617

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
07/06/2026	07/30/2026	Weldon F Conard	Navy Federal Credit Union	Auction		

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	Appraiser (3/2018)	Assessor	MAAR MLS (3/2018)
Class	RS	RS	RS
Year Built	1966	1966	1966
Square Feet	1277	1317	1316
Stories	1	1	1
Rooms	6	6	6
Bedrooms	3	3	3
Baths	2.0	2.0	2.0
Parking	1 car garage		2 car garage

Pool/Fireplaces	/	No/	No Pool/
Exterior	Brick/Wood Composition	Brick Veneer	Brick/Wood Composition
Heat/Central Air	Forced Air/Central Air	Central Heat And Air/Central Heat & Air	Forced Air/Central Air
Basement Sq Ft/ % Finished			
Shop Sq Ft/Barn Sq Ft			
Appraiser/MLS	DAJO		10020418
Quality	Q4	Res Average (C)	
Condition	C4 -Average Condition	3 - Average	
Appraisers Other Features	PATIO		

LEGAL DESCRIPTION

Subdivision	Lakemont Gardens Blk B-3	Plat Book/Page	
Block/Lot	/138	District/Ward	Memphis
Description	Neighborhood: 00505C03 /Ws Merritt St		

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.	47157C0285F	09/28/2007

SUBJECT SALES INFORMATION

\$111,000 ON 07/16/26, Warranty Deed, 26061511. Recorded 2026. BRANDON CASSANDRA L AND BRENDA D WILLIAMS to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan \$155,000, 140% Private Or Owner Financed. Normal Sale. (Physical Data from Appraiser DAJO on 03/2018) Residential Single Family, built in 1966, 1277 sq ft, (\$87/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), 1 car attached Garage, , fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

\$80,000 ON 03/28/18, Warranty Deed, 18030250. Recorded 2018. FRIEDLANDER STEPHEN A to CONARD WELDON F. Loan \$81,720, 102% Va Mortgage. Normal Sale.Seller Concession(s) were \$4,800 (per MAAR MLS). (Physical Data from Appraiser DAJO on 03/2018) Residential Single Family, built in 1966, 1277 sq ft, (\$59/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), 1 car attached Garage, , fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

ON **11/20/14**, Quit Claim Deed, 14118903. Recorded 2014. MORRISON JANEY L to FRIEDLANDER STEPHEN. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 11/2014) Residential Single Family, built in , sq ft, (\$/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

LISTING ARCHIVE

MLS #	Address	Cat	Status	Sale	Listing Agent	List Date	Sold Date	CDOM	List Price	Sold Price
10020418	3723 Merritt St	RESI	Sold	Normal Sale	Hedda A Schwartz (KAIZ)	02/14/2018	03/28/2018	29	\$80,000	\$80,000
3194028	3723 Merritt Street	RESI	Expired	Normal Sale	Kathy Hurley Martin (RREE)	03/18/2010		287	\$67,777	
3178315	3723 Merritt Street	RESI	Expired	Normal Sale	Sue Ruby (KAIZ)	08/11/2009		126	\$90,900	