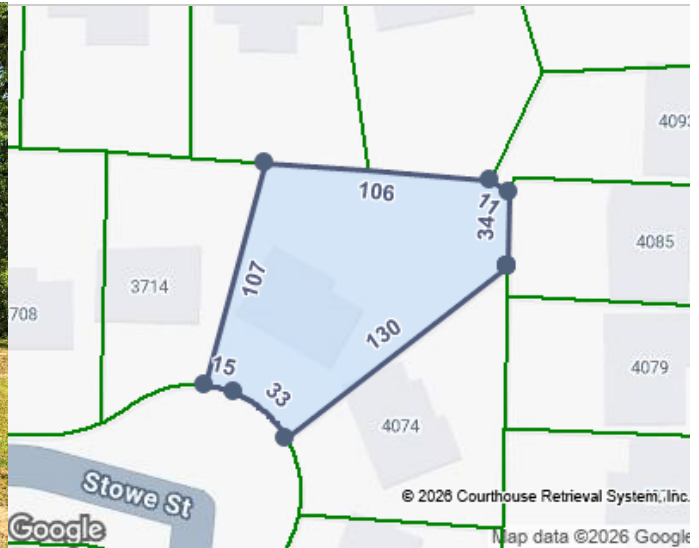




LOCATION

Property Address	3718 Wordsworth Ave Memphis, TN 38128	
MAAR Subdivision	Nam Ni Estates	
Legal Subdivision	Nam Ni Estates	
County/MLS Area	Shelby/731B	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	090049 00029
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	205.24/3
Assessor Roll Year	2026
Plat Book/Page	37/24
Zoning Code	R-6- Residential Single-Family-6
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	198616
Class	Residential Single Family
Land Use	Single-Family
MAAR Square Feet	1208
Beds / Baths	3 / 1.1
Stories	1
Year Built	1971
Lot Dim /Acres	35X136 / 0.23
Lot Square Feet	10,270
Last Sale	\$95,000 (\$79/sf) on 7/14/2026 A(WD) 1208 SQFT Seller Concessions N/A

CURRENT OWNER

Name	Memphis Investment Properties Iv LLC
Mailing Address	3718 Woodsworth Ave Memphis, TN 38128

SCHOOL ZONE INFORMATION

Egypt Elementary School	0.5 mi
Elementary: Pre K to 5	Distance
Raleigh - Egypt Middle School	0.6 mi
Middle: 6 to 8	Distance
Raleigh - Egypt High	0.5 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
7/14/2026	\$95,000	Memphis Investment Properties Iv	Warranty	26061418		Atypical Sale

LLC

6/28/2021	\$1,262,580	Vb One LLC	Warranty	21092587		Normal Sale
8/12/2008		T Land Ventures LLC	Quit Claim	08112724		Non-Sale Transfer
4/25/2008	\$45,000	Thompson Randolph G And Joanne L	Warranty	08057831		Normal Sale
3/24/2008	\$29,000	T Land Ventures LLC	Warranty	08045854		Bank Sale
1/7/2008	\$65,025	Bank Of New York	Trustee	08012733		Foreclosure Sale
5/17/2006	\$75,500	Lester Mark	Warranty	06085474	\$3,290	Normal Sale
12/20/1999	\$64,500		Warranty	JX5557		Normal Sale

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	Assessment Year	2026	Memphis	2.58081
Appraised Land	\$11,500	Assessed Land		Shelby County	2.69
Appraised Improvements	\$97,400	Assessed Improvements			
Total Tax Appraisal	\$108,900	Total Assessment	\$27,225		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$702.63	\$732.35	\$1,434.98
2024	\$556.80	\$590.71	\$1,147.51
2023	\$470.76	\$590.71	\$1,061.47
2022	\$470.76	\$590.71	\$1,061.47
2021	\$472.75	\$601.16	\$1,073.91
2020	\$440.25	\$557.89	\$998.13
2019	\$440.25	\$557.89	\$998.14
2018	\$439.42	\$557.89	\$997.31
2017	\$450.64	\$566.15	\$1,016.79
2016	\$448.80	\$576.84	\$1,025.64
2014	\$448.80	\$576.84	\$1,025.64
2013	\$448.80	\$578.16	\$1,026.96

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
04/25/2008	\$43,500	Thompson Randolph G Thompson Joanne L	T Land Ventures LLC	08057832
03/31/2008	\$29,000	T Land Ventures LLC	L Wade Harrison Jr Profit Sharing Plan	08045900
05/17/2006	\$75,500	Lester Mark	Americas Wholesale Lender	06085475
11/22/2004	\$9,500	Sneed Beverly W Sneed Robert T	Memphis Area Teachers Credit Union	05008649
02/28/2003	\$65,822	Sneed Beverly W Sneed Robert T	Bancorp Bank	03050834
12/20/1999	64,466	Whitley Beverly A	Union Planters Bank	JX/5558

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	Appraiser (4/2008)	Assessor	MAAR MLS (7/2026)
Class	RS	RS	RS
Year Built	1971	1971	1971
Square Feet	1208	1194	1208
Stories	1	1	1
Rooms	6	6	6
Bedrooms	3	3	3
Baths	1.1	1.0	1.1
Parking	1 car carport		1 car carport
Pool/Fireplaces	No Pool/1	No/	No Pool/1
Exterior	Brick/Wood Composition	Brick Veneer	Other/
Heat/Central Air	/No 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	BUTL		10221160
Quality		Res Average (C)	
Condition	C4 -Average Condition	3 - Average	
Appraisers Other Features			

LEGAL DESCRIPTION

Subdivision	Nam Ni Estates	Plat Book/Page	37/24
Block/Lot	/622	District/Ward	Memphis
Description	Neighborhood: 00504B01 /Ns Wordsworth Ave .78		

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.	47157C0280F	09/28/2007

SUBJECT SALES INFORMATION

\$95,000 ON **07/14/26**, Warranty Deed, 26061418. Recorded 2026. VB ONE LLC to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan \$123,000, 129% Private Or Owner Financed. Atypical Sale. (Physical Data from Appraiser BUTL on 04/2008) Residential Single Family, built in 1971, 1208 sq ft, (\$79/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, , No Central Air, C4 -Average Condition.

\$1,262,580 ON **06/28/21**, Sale price is total for 13 parcels, Warranty Deed, 21092587. Recorded 2021. T LAND VENTURES LLC to VB ONE LLC. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Appraiser BUTL on 04/2008) Residential Single Family, built in 1971, 1208 sq ft, (\$1045/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, , No Central Air, C4 -Average Condition.

ON **08/12/08**, Quit Claim Deed, 08112724. Recorded 1001. THOMPSON RANDOLPH G AND JOANNE L to T LAND VENTURES LLC. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 08/2008) Residential Single Family, built in , sq ft. (\$/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

\$45,000 ON **04/25/08**, Warranty Deed, 08057831. Recorded 1001. T LAND VENTURES LLC to THOMPSON RANDOLPH G AND JOANNE L. Loan \$46,500, 103% Private Or Owner Financed. Normal Sale. (Physical Data from Appraiser BUTL on 04/2008) Residential Single Family, built in 1971, 1208 sq ft, (\$37/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, , No Central Air, C4 -Average Condition.

\$29,000 ON **03/24/08**, Warranty Deed, 08045854. Recorded 1001. BANK OF NEW YORK to T LAND VENTURES LLC. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Bank Sale. (Physical Data from Appraiser EDDI on 04/2006) Residential Single Family, built in 1971, 1224 sq ft, (\$24/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

\$65,025 ON 01/07/08, Trustee Deed, 08012733. Recorded 1001. LESTER MARK to BANK OF NEW YORK. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Foreclosure Sale. (Physical Data from Appraiser EDDI on 04/2006) Residential Single Family, built in 1971, 1224 sq ft, (\$53/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

\$75,500 ON 05/17/06, Warranty Deed, 06085474. Recorded 1001. WHITLEY BEVERLY A to LESTER MARK. Loan \$75,500, 100% Conventional Mortgage. Normal Sale. Seller Concession(s) were \$3,290 (per MAAR MLS). (Physical Data from Appraiser EDDI on 04/2006) Residential Single Family, built in 1971, 1224 sq ft, (\$59/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

\$64,500 ON 12/20/99, Warranty Deed, JX5557. Recorded 1001. Loan \$64,466, 100% Thda-Fha Mortgage. Normal Sale. (Physical Data from Appraiser FORUM on 11/1999) Residential Single Family, built in 1971, 1263 sq ft, (\$51/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/Wood Composition Construction, , Central Air, C4 -Average Condition.

LISTING ARCHIVE

MLS #	Address	Cat	Status	Sale	Listing Agent	List Date	Sold Date	CDOM	List Price	Sold Price
10221160	3718 Wordsworth Ave	RESI	Sold	Normal Sale	Alexis Martz	05/08/2026	07/15/2026	42	\$99,900	\$95,000
3142822	3718 Wordsworth Avenue	RESI	Expired		Sherry Harbur (HARB)	06/02/2008		92	\$64,900	
3132306	3718 Wordsworth Avenue	RESI	Sold		Barbara Baxter (CRLI)	02/22/2008	03/31/2008	12	\$28,900	\$29,000
3117630	3718 Wordsworth Avenue	RESI	Expired		LaTasha C Conway (DDR)	09/15/2007		182	\$65,500	
2620719	3718 Wordsworth Avenue	RESI	Sold		Juan Casem (CRLI23)	12/14/2005	05/17/2006	112	\$74,500	\$75,500
2557089	3718 Wordsworth Avenue	RESI	Expired		Juan Casem (CRLI23)	01/05/2004		182	\$74,500	
2516868	3718 Wordsworth Avenue	RESI	Expired		Mae F Weeks (WEEK)	07/25/2002		123	\$76,000	
9919355	3718 Wordsworth Avenue	RESI	Sold		Sheryl D Hurt (RECR)	10/08/1999	12/20/1999	35	\$64,500	\$64,500