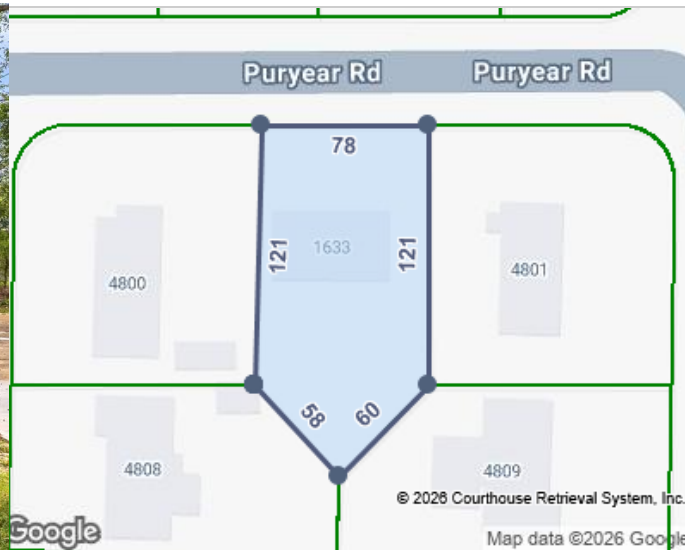




LOCATION

Property Address	1633 Puryear Rd Memphis, TN 38116
MAAR Subdivision	Whitehaven View 1st Add
Legal Subdivision	Whitehaven View 1st Addn Blk B
County/MLS Area	Shelby/768D

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	079063 00002
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	221.21/2
Assessor Roll Year	2026
Plat Book/Page	20/76
Zoning Code	R-10- Residential Single-Family-10
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	168549
Class	Residential Single Family
Land Use	Single-Family
MAAR Square Feet	1098
Beds / Baths	3 / 1.1
Stories	1
Year Built	1958
Lot Dim /Acres	80X121 / 0.26
Lot Square Feet	11,338
Last Sale	\$96,000 (\$87/sf) on 7/28/2026 A(WD) 1098 SQFT Seller Concessions N/A

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

Whitehaven Elementary School	0.9 mi
Elementary: Pre K to 5	Distance
Havenview Middle School	0.6 mi
Middle: 6 to 8	Distance
Whitehaven High School	0.9 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/08/2026

Date	Amount	Buyer/Owners	Instrument	Book/Page or Document#	Seller Concessions	Sale Type
7/28/2026	\$96,000	Memphis Investment Properties Iv	Warranty	26066371		Atypical Sale

LLC					
9/25/2019	\$1,100,000	Vb One LLC	Warranty	19100250	Normal Sale

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	Assessment Year	2026	Memphis	2.58081
Appraised Land	\$14,800	Assessed Land		Shelby County	2.69
Appraised Improvements	\$81,300	Assessed Improvements			
Total Tax Appraisal	\$96,100	Total Assessment	\$24,025		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$620.04	\$646.27	\$1,266.31
2024	\$580.76	\$616.13	\$1,196.90
2023	\$491.02	\$616.13	\$1,107.16
2022	\$491.02	\$616.13	\$1,107.16
2021	\$493.10	\$627.04	\$1,120.13
2020	\$425.87	\$539.66	\$965.53
2019	\$425.87	\$539.66	\$965.53
2018	\$425.07	\$539.66	\$964.73
2017	\$435.91	\$547.66	\$983.57
2016	\$438.60	\$563.73	\$1,002.33
2014	\$438.60	\$563.73	\$1,002.33
2013	\$438.60	\$565.02	\$1,003.62

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	Appraiser (12/2018)	Assessor	MAAR MLS (7/2026)
Class	RS	RS	RS
Year Built	1958	1958	1958
Square Feet	1098	1040	1098
Stories	1	1	1
Rooms	6	5	5
Bedrooms	3	2	3
Baths	1.1	1.1	2.0
Parking	1 car carport		1 car carport
Pool/Fireplaces	No Pool/	No/	No Pool/
Exterior	Brick/Wood Composition	Brick Veneer	Brick/
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	HOOV		10223226
Quality	Q5	Res Average (C)	
Condition	C4 -Average Condition	3 - Average	
Appraisers Other Features	CHAIN FENCE, RANGE/OVEN		

LEGAL DESCRIPTION

Subdivision	Whitehaven View 1st Addn Blk B	Plat Book/Page	20/76
Block/Lot	/378	District/Ward	Memphis
Description	Neighborhood: 00807D01 /Ss Puryear Rd 104.79 Ft E Of Holt Dr		

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.	47157C0420F	09/28/2007

SUBJECT SALES INFORMATION

\$96,000 ON 07/28/26, Warranty Deed, 26066371. Recorded 2026. VB ONE LLC to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan \$135,000, 141% Private Or Owner Financed. Atypical Sale. (Physical Data from Appraiser HOOV on 12/2018) Residential Single Family, built in 1958, 1098 sq ft, (\$87/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

\$1,100,000 ON 09/25/19, Sale price is total for 22 parcels, Warranty Deed, 19100250. Recorded 2019. LEADFORD PAUL LIVING TRUST to VB ONE LLC. Loan \$0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Appraiser HOOV on 12/2018) Residential Single Family, built in 1958, 1098 sq ft, (\$1002/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 1 half bath(s), 1 car attached Carport, No Pool, fireplace(s), Brick/Wood Composition Construction, Forced Air, Central Air, C4 -Average Condition.

LISTING ARCHIVE

MLS #	Address	Cat	Status	Sale	Listing Agent	List Date	Sold Date	CDOM	List Price	Sold Price
10221158	1633 Puryear Dr	RESI	Expired	Normal Sale	Alexis Martz	05/08/2026		1	\$104,900	
10223226	1633 Puryear Dr	RESI	Sold	Normal Sale	Alexis Martz	05/08/2026	07/28/2026	46	\$99,900	\$96,000