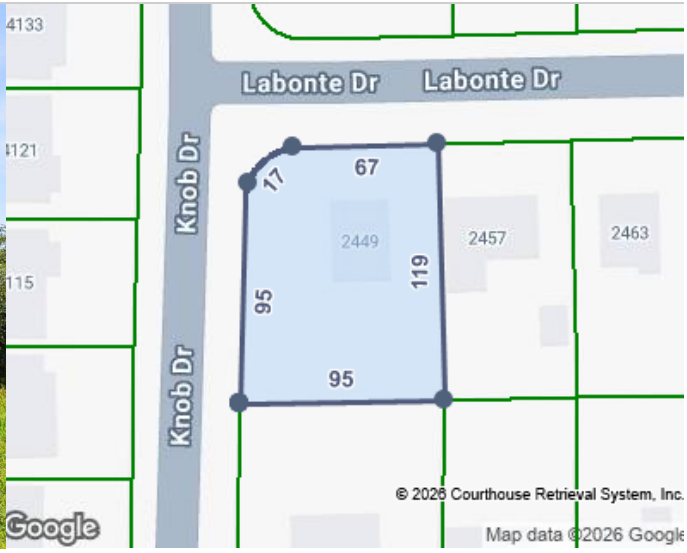
MAARDATA XMA





LOCATION

Property Address	2449 Labonte Dr Memphis, TN 38127
MAAR Subdivision	St Elmo 7th Add
Legal Subdivision	St Elmo 7th Addn Rev Sec A
County/MLS Area	Shelby/725D

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	071048 F00173
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	100.01/1
Assessor Roll Year	2026
Plat Book/Page	50/49
Zoning Code	R-6- Residential Single-Family-6
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	127636
Class	Residential Single Family
Land Use	Sngle-Family
MAAR Square Feet	984
Beds / Baths	3 / 1.0
Stories	1.1
Year Built	1986
Lot Dim /Acres	85X115 / 0.25
Lot Square Feet	10,892
Last Sale	$60,000 ($61/sf) on 7/10/2026 A(WD) 984 SQFT Seller Concessions N/A

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

Hawkins Mill Elementary School	0.3 mi
Elementary: Pre K to 5	Distance
Georgian Hills Middle School	0.9 mi
Middle: 6 to 8	Distance
Trezevant High School	1.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2026

Date	Amount	Buyer/Owners	Instrument	Book/Page or Document#	Seller Concessions	Sale Type
7/10/2026	**$60,000**	Memphis Investment Properties Iv	Warranty	26059662		Atypical Sale

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		LLC			
2/1/2021		Vb Two LLC	Quit Claim	21015894	Non-Sale Transfer
11/14/2019	$30,000	Vb One LLC	Warranty	19120017	Normal Sale
10/17/2019	$20,001	Worldwide Property Hub LLC	Trustee	19112641	Foreclosure Sale
4/26/1999	$53,000		Warranty	JV9505	Normal Sale
7/24/1997	$29,707		Warranty	GT9453	Bank Sale
3/5/1993	$27,900		Warranty	DK2264	Normal Sale
6/26/1992	$49,631		Warranty	DG0195	Normal Sale

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	**Assessment Year**	2026	**Memphis**	2.58081
Appraised Land	$9,500	**Assessed Land**		**Shelby County**	2.69
Appraised Improvements	$72,600	**Assessed Improvements**			
Total Tax Appraisal	$82,100	**Total Assessment**	$20,525		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	$529.71	$552.12	$1,081.83
2024	$480.91	$510.20	$991.10
2023	$406.60	$510.20	$916.79
2022	$406.60	$510.20	$916.79
2021	$408.31	$519.23	$927.54
2020	$310.01	$392.85	$702.86
2019	$310.01	$392.85	$702.86
2018	$309.43	$392.85	$702.28
2017	$317.33	$398.67	$716.00
2016	$324.70	$417.34	$742.04
2014	$324.70	$417.34	$742.04
2013	$324.70	$418.29	$742.99

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
04/26/1999	42,400	Porter Dianne W	Dylan Mortgage	JV/9506

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	Appraiser (3/1999)	Assessor	MAAR MLS (7/2026)
Class	RS	RS	RS
Year Built	1986	1985	1985
Square Feet	984	1044	1044
Stories	1.1	1.5	1.1
Rooms	5	5	5

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Bedrooms	3	2	3
Baths	1.0	1.0	1.0
Parking	0 car		1 car
Pool/Fireplaces	No Pool/	No/	No Pool/
Exterior	Wood Composition/	Frame	Wood Composition/
Heat/Central Air	Forced Air/Gas/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	APR77		10211554
Quality		Res Average (C)	
Condition	C4 -Average Condition	3 - Average	
Appraisers Other Features	CHAIN FENCE, COMPOSITION SHINGLE ROOF, DISHWASHER, DISPOSAL, PERMANENT ATTIC STAIRS, RANGE/OVEN, SLAB FOUNDATION, WASHER/DRYER		

LEGAL DESCRIPTION

Subdivision	St Elmo 7th Addn Rev Sec A	**Plat Book/Page**	50/49
Block/Lot	/374	**District/Ward**	Memphis
Description	Neighborhood: 00503D01 /Ss La Bonte Dr Cor Knob Dr Se		

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

$60,000 ON **07/10/26**, Warranty Deed, 26059662. Recorded 2026. VB TWO LLC to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan $100,000, 167% Private Or Owner Financed. Atypical Sale. (Physical Data from Appraiser APR77 on 03/1999) Residential Single Family, built in 1986, 984 sq ft, ($61/sq.ft.), 1.1 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Wood Composition/ Construction, Forced Air/Gas, Central Air, C4 - Average Condition.

ON **02/01/21**, Sale price is total for 249 parcels, Quit Claim Deed, 21015894. Recorded 2021.VB ONE LLC to VB TWO LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 02/2021) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

$30,000 ON **11/14/19**, Warranty Deed, 19120017. Recorded 2019. WORLDWIDE PROPERTY HUB LLC to VB ONE LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Appraiser APR77 on 03/1999) Residential Single Family, built in 1986, 984 sq ft, ($30/sq.ft.), 1.1 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Wood Composition/ Construction, Forced Air/Gas, Central Air, C4 -Average Condition.

$20,001 ON **10/17/19**, Trustee Deed, 19112641. Recorded 2019. PORTER DIANNE W to WORLDWIDE PROPERTY HUB LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Foreclosure Sale. (Physical Data from Appraiser APR77 on 03/1999) Residential Single Family, built in 1986, 984 sq ft, ($20/sq.ft.), 1.1 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Wood Composition/ Construction, Forced Air/Gas, Central Air, C4 - Average Condition.

$53,000 ON **04/26/99**, Warranty Deed, JV9505. Recorded 1001. Loan $42,400, 80% Conventional Mortgage. Normal Sale. (Physical Data from Appraiser APR77 on 03/1999) Residential Single Family, built in 1986, 984 sq ft, ($54/sq.ft.), 1.1 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Wood Composition/ Construction, Forced Air/Gas, Central Air, C4 -Average Condition.

$29,707 ON **07/24/97**, Warranty Deed, GT9453. Recorded 1001. Loan $0, % Cash Sale Or Mortgage Type Unknown. Bank Sale. (Physical Data from Appraiser WIET on 04/1997) Residential Single Family, built in 1986, 1000 sq ft, ($30/sq.ft.), 1.5 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Other/ Construction, Forced Air, Central Air, C5 - Fair Condition.

$27,900 ON **03/05/93**, Warranty Deed, DK2264. Recorded 1001. Loan $27,874, 100% Fha Mortgage. Normal Sale. (Physical Data from Appraiser WIET on 01/1993) Residential Single Family, built in 1986, 996 sq ft, ($28/sq.ft.), 1.5 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Other/ Construction, Forced Air/Gas, No Central Air, C4 -Average Condition.

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$49,631 ON **06/26/92**, Warranty Deed, DG0195. Recorded 1001. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Appraiser WIET on 01/1993) Residential Single Family, built in 1986, 996 sq ft, ($50/sq.ft.), 1.5 stories, 5 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), No Pool, fireplace(s), Other/ Construction, Forced Air/Gas, No Central Air, C4 -Average Condition.

LISTING ARCHIVE

MLS #	Address	Cat	Status	Sale	Listing Agent	List Date	Sold Date	CDOM	List Price	Sold Price
10211554	2449 Labonte Dr	RESI	Sold	Normal Sale	Alexis Martz	12/19/2025	07/10/2026	173	$64,900	$60,000
9901036	2449 Labonte Drive	RESI	Sold		Walter Blalack (HOMT)	01/19/1999	04/26/1999	59	$49,900	$53,000

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