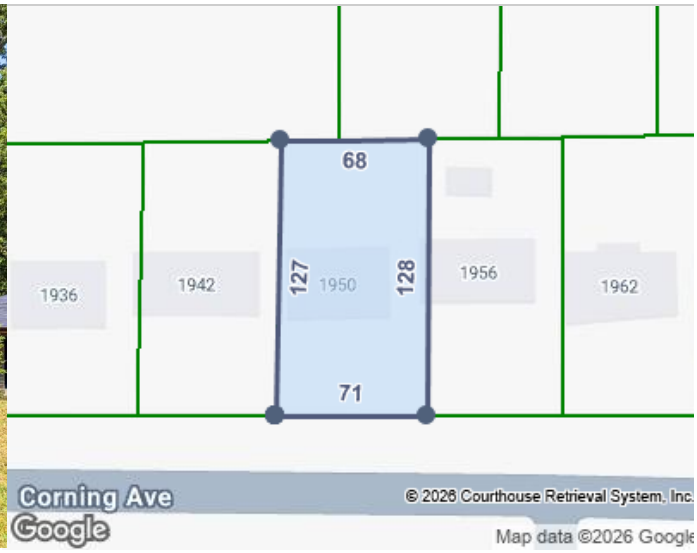
MAARDATA XMA





LOCATION

Property Address	1950 Corning Ave Memphis, TN 38127
MAAR Subdivision	Frayser Grove
Legal Subdivision	Frayser Grove First Addn
County/MLS Area	Shelby/725E

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	072003 00026
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	101.21/1
Assessor Roll Year	2026
Plat Book/Page	23/40
Zoning Code	R-6- Residential Single-Family-6
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	128709
Class	Residential Single Family
Land Use	Sngle-Family
MAAR Square Feet	990
Beds / Baths	3 / 1.0
Stories	1
Year Built	1957
Lot Dim /Acres	65X128 / 0.19
Lot Square Feet	8,314
Last Sale	$77,000 ($78/sf) on 6/18/2026 A(WD) 990 SQFT Seller Concessions N/A

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

Georgian Hills Elementary School	0.5 mi
Elementary: K to 5	Distance
Georgian Hills Middle School	0.5 mi
Middle: 6 to 8	Distance
Trezevant High School	1.3 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
6/18/2026	**$77,000**	Memphis Investment Properties Iv	Warranty	26051532		Atypical Sale

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		LLC			
10/10/2023		Cg Dreamworks LLC	Quit Claim	23092043	Non-Sale Transfer
6/3/2021	$67,500	Gandhi Shikha	Warranty	21067238	Normal Sale
4/9/2009	$22,500	Skefos James J	Warranty	09044967	Normal Sale

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	**Assessment Year**	2026	**Memphis**	2.58081
Appraised Land	$8,600	**Assessed Land**		**Shelby County**	2.69
Appraised Improvements	$54,600	**Assessed Improvements**			
Total Tax Appraisal	$63,200	**Total Assessment**	$15,800		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	$407.77	$425.02	$832.79
2024	$345.90	$366.97	$712.87
2023	$292.45	$366.97	$659.42
2022	$292.45	$366.97	$659.42
2021	$293.69	$373.46	$667.15
2020	$325.19	$412.09	$737.28
2019	$325.19	$412.09	$737.28
2018	$324.58	$412.09	$736.67
2017	$332.86	$418.19	$751.06
2016	$358.70	$461.04	$819.74
2014	$358.70	$461.04	$819.74
2013	$358.70	$462.09	$820.79

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/31/1997	6,025	Call Woodrow W Call Carolyn	Northwest Financial	GY/6979

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	Appraiser	Assessor	MAAR MLS (6/2021)
Class		RS	RS
Year Built		1957	1957
Square Feet		990	990
Stories		1	1
Rooms		6	6
Bedrooms		3	3
Baths		1.0	1.0
Parking			1 car carport
Pool/Fireplaces		No/	No Pool/1

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Exterior		Brick Veneer	Brick/
Heat/Central Air		Forced Air/	Forced Air/Central Air
Basement Sq Ft/ % Finished			
Shop Sq Ft/Barn Sq Ft			
Appraiser/MLS			10078465
Quality		Res Below Avg+(D)	
Condition		3 - Average	
Appraisers Other Features			

LEGAL DESCRIPTION

Subdivision	Frayser Grove First Addn	**Plat Book/Page**	23/40
Block/Lot	/94	**District/Ward**	Memphis
Description	Neighborhood: 00503E01		

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

$77,000 ON **06/18/26**, Warranty Deed, 26051532. Recorded 2026. CG DREAMWORKS LLC to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan $110,000, 143% Private Or Owner Financed. Atypical Sale. (Physical Data from Mls on 06/2021) Residential Single Family, built in 1957, 990 sq ft, ($78/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/ Construction, Forced Air, Central Air, .

ON **10/10/23**, Quit Claim Deed, 23092043. Recorded 2023. GANDHI SHIKHA to CG DREAMWORKS LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 10/2023) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

$67,500 ON **06/03/21**, Warranty Deed, 21067238. Recorded 2021. SKEFOS JAMES J to GANDHI SHIKHA. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 06/2021) Residential Single Family, built in 1957, 990 sq ft, ($68/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/ Construction, Forced Air, Central Air, .

$22,500 ON **04/09/09**, Warranty Deed, 09044967. Recorded 1001. CALL CAROLYN L to SKEFOS JAMES J. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 06/2021) Residential Single Family, built in 1957, 990 sq ft, ($23/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, 1 fireplace(s), Brick/ Construction, Forced Air, Central Air, .

LISTING ARCHIVE

MLS #	Address	Cat	Status	Sale	Listing Agent	List Date	Sold Date	CDOM	List Price	Sold Price
10078465	1950 Corning Ave	RESI	Sold	Normal Sale	Harry D Samuels	06/12/2020	06/02/2021	333	$71,000	$67,500
3139548	1950 Corning Avenue	RESI	Expired		Martin J Thomas	04/29/2008		183	$40,950	

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