MAARDATA XMA





LOCATION

Property Address	7021 Gleneagles Dr TN 38141
MAAR Subdivision	Knotts Landing (The Village Of) Sec A
Legal Subdivision	Village Of Knotts Landing Sec A
County/MLS Area	Shelby/789B

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	D0255V A00002
Alternate Parcel ID	
Account Number	
District/Ward	Shelby County
2020 Census Trct/Blk	217.51/1
Assessor Roll Year	2025
Plat Book/Page	121/53
Zoning Code	OG- Office General
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	265810
Class	Residential Single Family
Land Use	Sngle-Family
MAAR Square Feet	1988
Beds / Baths	3 / 2.0
Stories	1
Year Built	1987
Lot Dim /Acres	/ 0.19
Lot Square Feet	16,117
Last Sale	$136,000 ($68/sf) on 7/9/2026 A(WD) 1988 SQFT Seller Concessions N/A

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

Highland Oaks Elementary School	1.2 mi
Elementary: Pre K to 5	Distance
Highland Oaks Middle School	1.8 mi
Middle: 6 to 8	Distance
Southwind High School	1.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/17/2026

Date	Amount	Buyer/Owners	Instrument	Book/Page or Document#	Seller Concessions	Sale Type
7/9/2026	**$136,000**	Memphis Investment Properties Iv	Warranty	26062467		Atypical Sale

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		LLC			
7/9/2026	**$115,000**	Happy House Buyer LLC	Warranty	26059679	Normal Sale
7/25/1991	$71,716		Warranty	CH7722	Normal Sale

TAX ASSESSMENT

Appraisal	**Amount**	**Assessment**	**Amount**	**Jurisdiction**	**Rate**
Appraisal Year	2025	**Assessment Year**	2025		
Appraised Land	$44,000	**Assessed Land**		**Shelby County**	2.69
Appraised Improvements	$120,400	**Assessed Improvements**			
Total Tax Appraisal	$164,400	**Total Assessment**	$41,100		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	**City Taxes**	**County Taxes**	**Total Taxes**
2025		$1,105.59	$1,105.59
2024		$996.66	$996.66
2023		$996.66	$996.66
2022		$996.66	$996.66
2021		$1,014.30	$1,014.30
2020		$963.90	$963.90
2019		$963.90	$963.90
2018		$963.90	$963.90
2017		$978.18	$978.18
2016		$943.92	$943.92
2014		$943.92	$943.92
2013		$954.72	$954.72

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	**Appraiser**	**Assessor**	**MAAR MLS (7/2026)**
Class		RS	RS
Year Built		1987	1987
Square Feet		1988	1988
Stories		1	1
Rooms		5	8
Bedrooms		3	3
Baths		2.0	2.0
Parking			2 car carport
Pool/Fireplaces		No/	No Pool/1
Exterior		Frame	Brick/
Heat/Central Air		Central Heat And Air/Central Heat & Air	Forced Air/Central Air

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Basement Sq Ft/ % Finished			
Shop Sq Ft/Barn Sq Ft			
Appraiser/MLS			10223014
Quality		Res Average (C)	
Condition		3 - Average	
Appraisers Other Features			

LEGAL DESCRIPTION

Subdivision	Village Of Knotts Landing Sec A	**Plat Book/Page**	121/53
Block/Lot	/2	**District/Ward**	Shelby County
Description	Neighborhood: 00915B03 /Ss Gleneagles 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.	47157C0465F	09/28/2007

SUBJECT SALES INFORMATION

$136,000 ON **07/09/26**, Warranty Deed, 26062467. Recorded 2026. HAPPY HOUSE BUYER LLC to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan $213,000, 157% Private Or Owner Financed. Atypical Sale. (Physical Data from Mls on 07/2026) Residential Single Family, built in 1987, 1988 sq ft, ($68/sq.ft.), 1 stories, 8 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), 2 car attached Carport, No Pool, 1 fireplace(s), Brick/ Construction, Forced Air, Central Air, .

$115,000 ON **07/09/26**, Warranty Deed, 26059679. Recorded 2026. COLEY DEBORAH A to HAPPY HOUSE BUYER LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 07/2026) Residential Single Family, built in 1987, 1988 sq ft, ($58/sq.ft.), 1 stories, 8 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), 2 car attached Carport, No Pool, 1 fireplace(s), Brick/ Construction, Forced Air, Central Air, .

$71,716 ON **07/25/91**, Warranty Deed, CH7722. Recorded 1001. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 07/2026) Residential Single Family, built in 1987, 1988 sq ft, ($36/sq.ft.), 1 stories, 8 rooms, 3 bedrooms, 2 full bath(s), 0 half bath(s), 2 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
10223014	7021 Gleneagles Dr	RESI	Sold	Normal Sale	Glenn L McDonald (INTRA)	06/03/2026	07/09/2026	0	$142,900	$138,000

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