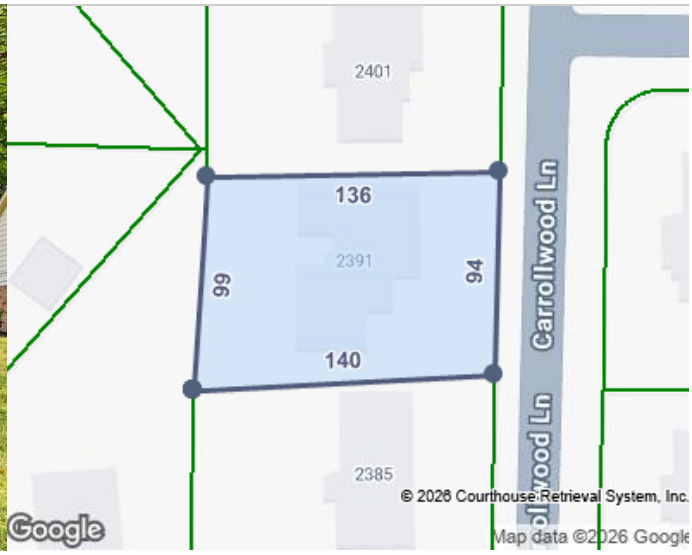
MAARDATA XMA





LOCATION

Property Address	2391 Carrollwood Ln Memphis, TN 38016
MAAR Subdivision	Carrollwood Lakes Sec B
Legal Subdivision	Carrollwood Lakes Sec B
County/MLS Area	Shelby/793A

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	096516 B00005
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	211.41/1
Assessor Roll Year	2025
Plat Book/Page	85/1
Zoning Code	R-8- Residential Single-Family-8
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	241263
Class	Residential Single Family
Land Use	Sngle-Family
MAAR Square Feet	2659
Beds / Baths	3 / 2.1
Stories	1
Year Built	1982
Lot Dim /Acres	90X140 / 0.28
Lot Square Feet	12,600
Last Sale	$150,000 ($56/sf) on 7/8/2026 A(WD) 2659 SQFT Seller Concessions N/A

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

Chimneyrock Elementary School	1.0 mi
Elementary: Pre K to 5	Distance
Kate Bond Middle School	1.8 mi
Middle: 6 to 8	Distance
Cordova High School	1.5 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
7/8/2026	**$150,000**	Memphis Investment Properties Iv	Warranty	26059753		Atypical Sale

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		LLC			
2/26/2020		Holladay Robert L Living Trust	Quit Claim	20021303	Non-Sale Transfer
1/3/2020		Holladay Robert L	Quit Claim	20006945	Non-Sale Transfer
8/30/2019		Holladay Robert L Living Trust	Quit Claim	19091925	Non-Sale Transfer
1/20/2016		Holladay Robert L	Heirship	16010894	Non-Sale Transfer
4/13/2015		Holladay Robert L & Nina F	Quit Claim	15047026	Non-Sale Transfer
4/30/1997	$169,900		Warranty	GN5039	Normal Sale

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	**Assessment Year**	2025	**Memphis**	2.58081
Appraised Land	$61,500	**Assessed Land**		**Shelby County**	2.69
Appraised Improvements	$237,700	**Assessed Improvements**			
Total Tax Appraisal	$299,200	**Total Assessment**	$74,800		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	$1,930.45	$2,012.12	$3,942.57
2024	$1,840.55	$1,952.64	$3,793.19
2023	$1,556.14	$1,952.64	$3,508.78
2022	$1,556.14	$1,952.64	$3,508.78
2021	$1,562.72	$1,987.20	$3,549.92
2020	$1,329.53	$1,684.80	$3,014.33
2019	$1,329.53	$1,684.80	$3,014.33
2018	$1,327.04	$1,684.80	$3,011.84
2017	$1,360.90	$1,709.76	$3,070.66
2016	$1,294.55	$1,663.88	$2,958.43
2014	$1,294.55	$1,663.88	$2,958.43
2013	$1,294.55	$1,667.69	$2,962.24

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/04/2021	$108,000	Holladay Robert L Trustee Robert L Holladay Liv Trust	Fedex Employees Credit Association Federal Credit Union	21129466
02/05/2020	$70,000	Holladay Robert L	Fedex Employees Credit Association Federal Credit Union	20025077
07/25/2016	$54,611	Holladay Robert L	Fedex Employees Credit Association Federal Credit Union	16080774
10/22/2010	$116,400	Holladay Robert L	Wells Fargo	10113930
05/16/2008	$50,000	Holladay Robert L Holladay Nina	Regions Bank	08077494
10/01/2004	$50,000	Holladay Robert L Holladay Nina Faye	Union Planters Bank	04177178
06/21/2002	$34,000	Holladay Robert L	Union Planters Bank	02/03788 02103788
01/17/2002	$128,000	Holladay Robert L	Wells Fargo Home Mortgage	02/09540 02009540
04/30/1997	135,900	Holladay Robert L	Northwest Mortgage	GN/5039

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FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Physical Data	Appraiser (4/1997)	Assessor	MAAR MLS (4/1997)
Class	RS	RS	RS
Year Built	1982	1983	1982
Square Feet	2659	2564	2576
Stories	1	1	1
Rooms	6	7	7
Bedrooms	3	3	4
Baths	2.1	2.1	2.1
Parking	2 car garage		2 car garage
Pool/Fireplaces	No Pool/1	No/	/1
Exterior	Stone/Wood Composition	Brick Veneer	Brick/Metal, Vinyl
Heat/Central Air	/Central Air	Central Heat And Air/Central Heat & Air	Forced Air/Gas/Central Air
Basement Sq Ft/ % Finished			
Shop Sq Ft/Barn Sq Ft			
Appraiser/MLS	JTJO		232254
Quality		Res Good-(B)	
Condition	C3 - Good Condition	3 - Average	
Appraisers Other Features	DISHWASHER, DISPOSAL, JACUZZI, MICROWAVE, RANGE/OVEN		

LEGAL DESCRIPTION

Subdivision	Carrollwood Lakes Sec B	**Plat Book/Page**	85/1
Block/Lot	/26	**District/Ward**	Memphis
Description	Neighborhood: 00605B04 /Ws Carrollwood Ln Ws Carrollwood Ln Add Chg Rec'd See Re14 Copied From D0208p B00005		

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.	47157C0310G	02/06/2013

SUBJECT SALES INFORMATION

$150,000 ON **07/08/26**, Warranty Deed, 26059753. Recorded 2026. HOLLADAY ROBERT L LIVING TRUST to MEMPHIS INVESTMENT PROPERTIES IV LLC. Loan $260,000, 173% Private Or Owner Financed. Atypical Sale. (Physical Data from Appraiser JTJO on 04/1997) Residential Single Family, built in 1982, 2659 sq ft, ($56/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 1 half bath(s), 2 car attached Garage, No Pool, 1 fireplace(s), Stone/Wood Composition Construction, , Central Air, C3 - Good Condition.

ON **02/26/20**, Quit Claim Deed, 20021303. Recorded 2020. HOLLADAY ROBERT L to HOLLADAY ROBERT L LIVING TRUST. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 02/2020) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

ON **01/03/20**, Quit Claim Deed, 20006945. Recorded 2020. HOLLADAY ROBERT L LIVING TRUST to HOLLADAY ROBERT L. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 01/2020) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

ON **08/30/19**, Quit Claim Deed, 19091925. Recorded 2019. HOLLADAY ROBERT L to HOLLADAY ROBERT L LIVING TRUST. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 08/2019) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

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ON **01/20/16**, Heirship Deed, 16010894. Recorded 2016. HOLLADAY NINA F to HOLLADAY ROBERT L. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 01/2016) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

ON **04/13/15**, Quit Claim Deed, 15047026. Recorded 2015. HOLLADAY ROBERT L to HOLLADAY ROBERT L & NINA F. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 04/2015) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

$169,900 ON **04/30/97**, Warranty Deed, GN5039. Recorded 1001. Loan $135,900, 80% Conventional Mortgage. Normal Sale. (Physical Data from Appraiser JTJO on 04/1997) Residential Single Family, built in 1982, 2659 sq ft, ($64/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 2 full bath(s), 1 half bath(s), 2 car attached Garage, No Pool, 1 fireplace(s), Stone/Wood Composition Construction, , Central Air, C3 - Good Condition.

LISTING ARCHIVE

No Listings found for this parcel.

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