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LOCATION

Property Address	1402 Frayser Blvd Memphis, TN 38127
MAAR Subdivision	Ridgecrest 3rd Add
Legal Subdivision	Ridgecrest Third Addition
County/MLS Area	Shelby/726B

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	070006 00028
Alternate Parcel ID	
Account Number	
District/Ward	Memphis
2020 Census Trct/Blk	101.21/3
Assessor Roll Year	2025
Plat Book/Page	19/46
Zoning Code	R-10- Residential Single-Family-10
Permits	Permits

PROPERTY SUMMARY

MAAR Data #	122693
Class	Residential Single Family
Land Use	Sngle-Family
MAAR Square Feet	968
Beds / Baths	3 / 1.0
Stories	1
Year Built	1955
Lot Dim /Acres	78X135 / 0.24
Lot Square Feet	10,530
Last Sale	$48,500 ($50/sf) on 7/8/2026 N(WD) 968 SQFT Seller Concessions N/A

CURRENT OWNER

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

SCHOOL ZONE INFORMATION

Frayser Corning Elementary School	0.5 mi
Elementary: Pre K to 5	Distance
Grandview Heights Middle School	1.9 mi
Middle: 6 to 8	Distance
Trezevant High School	2.2 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/21/2026

Date	Amount	Buyer/Owners	Instrument	Book/Page or Document#	Seller Concessions	Sale Type
7/8/2026	**$48,500**	Memphis Investments Properties Iv	Warranty	26059877		Normal Sale

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		LLC			
2/24/2025		Donna S McCreery Revocable Living Trust	Quit Claim	25016686	Non-Sale Transfer
11/21/2012	$145,000	Califf Cary Tr	Warranty	12139406	Normal Sale
2/25/2011	$160,000	Blue River Investments LLC	Warranty	11021077	Normal Sale
1/13/2011		Beaty Douglas R Tr And Pointe South Land Trust	Quit Claim	11005380	Non-Sale Transfer
12/14/2010	$21,500	Northstar Homes LLC	Warranty	10130609	Normal Sale

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2026	**Assessment Year**	2026	**Memphis**	2.58081
Appraised Land	$6,700	**Assessed Land**		**Shelby County**	2.69
Appraised Improvements	$64,500	**Assessed Improvements**			
Total Tax Appraisal	$71,200	**Total Assessment**	$17,800		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	$459.38	$478.82	$938.20
2024	$375.46	$398.33	$773.78
2023	$317.44	$398.33	$715.77
2022	$317.44	$398.33	$715.77
2021	$318.78	$405.38	$724.16
2020	$276.45	$350.33	$626.78
2019	$276.45	$350.33	$626.78
2018	$275.94	$350.33	$626.26
2017	$282.98	$355.52	$638.49
2016	$283.05	$363.80	$646.85
2014	$283.05	$363.80	$646.85
2013	$283.05	$364.64	$647.69

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 (12/2010)
Class		RS	RS
Year Built		1955	1955
Square Feet		968	968
Stories		1	1
Rooms		5	6
Bedrooms		3	3
Baths		1.0	1.0

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Parking			1 car carport
Pool/Fireplaces		No/	No Pool/
Exterior		Brick Veneer	Brick/
Heat/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			3161596
Quality		Res Average-(Cd)	
Condition		3 - Average	
Appraisers Other Features			

LEGAL DESCRIPTION

Subdivision	Ridgecrest Third Addition	**Plat Book/Page**	19/46
Block/Lot	/42	**District/Ward**	Memphis
Description	Neighborhood: 00506B03 /Ns Frayser Blvd		

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.	47157C0260F	09/28/2007

SUBJECT SALES INFORMATION

$48,500 ON **07/08/26**, Warranty Deed, 26059877. Recorded 2026. MCCREERY DONNA S REVOCABLE LIVING TRUST to MEMPHIS INVESTMENTS PROPERTIES IV LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 12/2010) Residential Single Family, built in 1955, 968 sq ft, ($50/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, fireplace(s), Brick/ Construction, Forced Air, Central Air, .

ON **02/24/25**, Sale price is total for 8 parcels, Quit Claim Deed, 25016686. Recorded 2025.CALIFF CARY TR to DONNA S MCCREERY REVOCABLE LIVING TRUST. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 02/2025) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

$145,000 ON **11/21/12**, Sale price is total for 5 parcels, Warranty Deed, 12139406. Recorded 2012.BLUE RIVER INVESTMENTS LLC to CALIFF CARY TR. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 12/2010) Residential Single Family, built in 1955, 968 sq ft, ($150/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, fireplace(s), Brick/ Construction, Forced Air, Central Air, .

$160,000 ON **02/25/11**, Sale price is total for 3 parcels, Warranty Deed, 11021077. Recorded 1001.BEATY DOUGLAS R TR AND POINT SOUTH LAND TRUST to BLUE RIVER INVESTMENTS LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 12/2010) Residential Single Family, built in 1955, 968 sq ft, ($165/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, fireplace(s), Brick/ Construction, Forced Air, Central Air, .

ON **01/13/11**, Quit Claim Deed, 11005380. Recorded 2011. NORTHSTAR HOMES LLC to BEATY DOUGLAS R TR AND POINTE SOUTH LAND TRUST. Loan $0, % Cash Sale Or Mortgage Type Unknown. Non-Sale Transfer. (Physical Data from on 01/2011) Residential Single Family, built in , sq ft, ($/sq.ft.), stories, rooms, bedrooms, 0 full bath(s), 0 half bath(s), , fireplace(s), / Construction, , , .

$21,500 ON **12/14/10**, Warranty Deed, 10130609. Recorded 2010. TAYLOR COZETTA (ESTATE OF) to NORTHSTAR HOMES LLC. Loan $0, % Cash Sale Or Mortgage Type Unknown. Normal Sale. (Physical Data from Mls on 12/2010) Residential Single Family, built in 1955, 968 sq ft, ($22/sq.ft.), 1 stories, 6 rooms, 3 bedrooms, 1 full bath(s), 0 half bath(s), 1 car attached Carport, No Pool, 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
3161596	1402 Frayser Boulevard	RESI	Sold		Elbert J Carr (CRLI04)	01/14/2009	12/10/2010	667	$43,000	$21,500

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