

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	4622 Applegate St Memphis, TN 38109	4444 Opal Cv Memphis, TN 38109	4504 White Fox Dr Memphis, TN 38109	281 Loraine Dr Memphis, TN 38109
Distance to Subject	-	0.47 mi	0.49 mi	0.52 mi
MAAR Subdivision	Whitecap Village	Park Hills 1st Add	Whitecap Terrace	Smith & Turley
Map	767C	767C	767C	767C
Sale Date	09/05/2021	05/06/2024	10/20/2023	11/16/2023
Sale Type	Normal Sale	Atypical Sale	Normal Sale	Normal Sale
Sale Price	\$132,900	\$150,000	\$165,000	\$159,500
Seller Concessions	-	-	(\$4,000.00)	-
Adjusted Sale Price	\$132,900	\$150,000	\$161,000	\$159,500
Mortgage % & Type	75CV	CU	98TF	75CV
Source	Apr	Apr	Apr	Apr
Effective Date	07/21	05/99	10/88	08/23
SqFt	1609	1459	1490	1657
\$/SF	\$83.00	\$103.00	\$108.00	\$96.00
Stories	1	1	1	1
Total Rooms	6	7	7	7
Bedrooms	3	3	3	3
Baths (full.half)	2.0	2.0	1.1	2.1

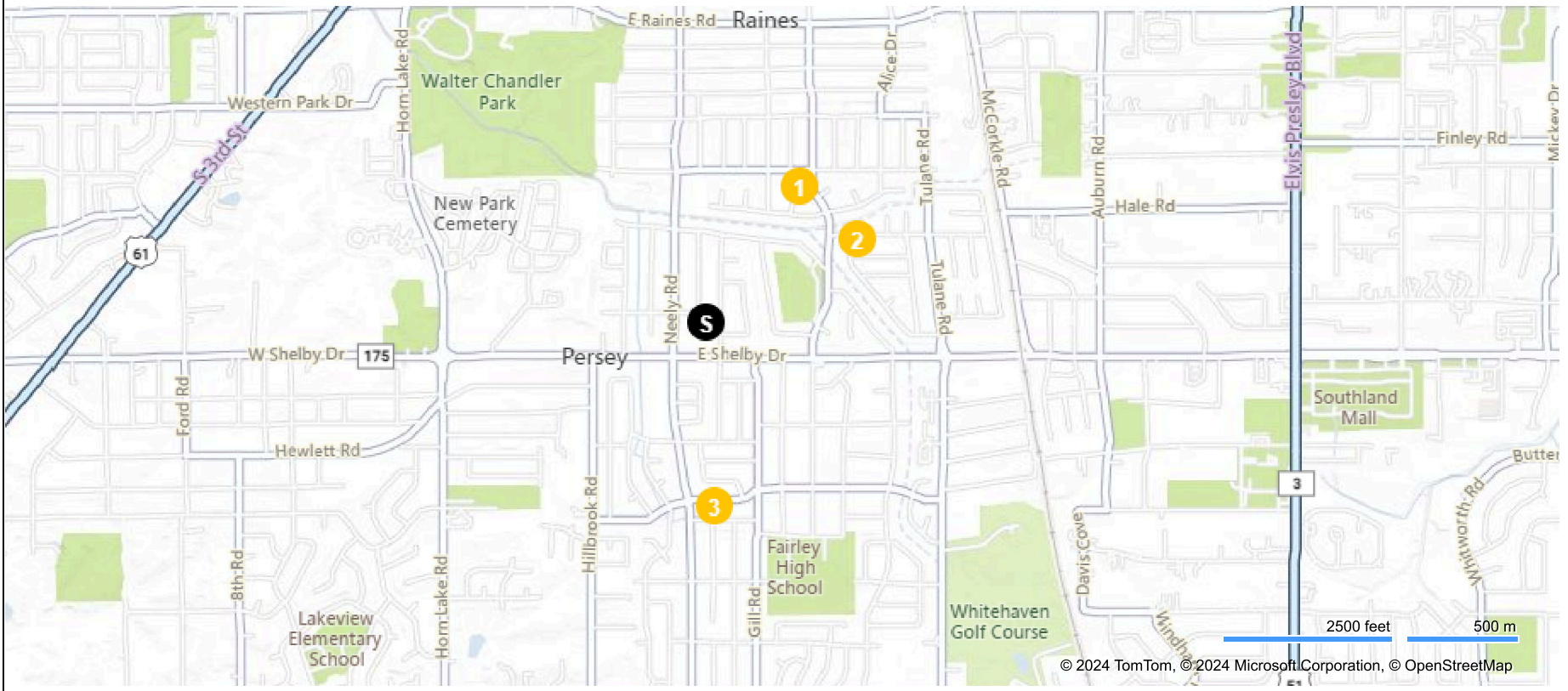
Parking		C1A	C1	C1A
Construction	Other/Wood Composition	Brick	Brick/Wood Composition	Brick/Metal, Vinyl
Condition	C4 -Average Condition	C3 - Good Condition	C4 -Average Condition	C3 - Good Condition
Year Built	1960	1960	1962	1965
Acres	0.24	0.32	0.24	0.17
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$150,000
Max Sale Price: \$165,000
Median Sale Price: \$159,500

Min Sqft: 1,459
Max Sqft: 1,657
Avg Sqft: 1,535

3 Comparables
Avg Sale Price: \$158,167
Avg \$/SF: \$103

Map



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