

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo	No Photo Available			No Photo Available
Address	3267 Harris Ave Memphis, TN 38111	1469 Crider St Memphis, TN 38111	1490 Joanne St Memphis, TN 38111	1474 Crider St Memphis, TN 38111
Distance to Subject	-	0.12 mi	0.07 mi	0.10 mi
MAAR Subdivision	Cherokee	Cherokee	Cherokee	Cherokee
Map	757F	757F	757F	757F
Sale Date	09/19/2024	07/29/2024	03/06/2024	05/07/2024
Sale Type	Non-Sale Transfer	Normal Sale	Normal Sale	Normal Sale
Sale Price		\$171,600	\$175,000	\$140,000
Seller Concessions	-	-	(\$3,000.00)	-
Adjusted Sale Price		\$171,600	\$172,000	\$140,000
Mortgage % & Type	CU	80CV	97CV	CU
Source		MLS	MLS	Tax
Effective Date	09/24	04/24	03/24	12/22
SqFt	925	1356	1474	1025
\$/SF		\$127.00	\$117.00	\$137.00
Stories		1	1	1
Total Rooms		7	7	6
Bedrooms		3	3	3
Baths (full.half)	0.0	2.0	2.0	1.0
Parking		C1	G2D	
Construction		Brick/Other	Brick/Other	Brick
Condition				
Year Built	1952	1952	1952	1952
Acres	0.21	0.26	0.27	0.17
Central Air		Yes	Yes	Yes
Pool		No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace			1	

Min Sale Price: \$140,000
 Max Sale Price: \$175,000
 Median Sale Price: \$171,600

Min Sqft: 1,025
 Max Sqft: 1,474
 Avg Sqft: 1,285

3 Comparables
 Avg Sale Price: \$162,200
 Avg \$/SF: \$127

