

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	3166 Jade Ln Memphis, TN 38111	3112 Ruby Ln Memphis, TN 38111	903 Mt Vernon Rd Memphis, TN 38111	1027 Mt Vernon Rd Memphis, TN 38111
Distance to Subject	-	0.12 mi	0.52 mi	0.36 mi
MAAR Subdivision	Eastern Hills	Eastern Hills	Park Grove	Park Grove
Map	757D	757D	757D	757D
Sale Date	03/26/2020	11/21/2023	11/06/2023	06/14/2024
Sale Type	Normal Sale	Foreclosure Sale	Normal Sale	Normal Sale
Sale Price	\$79,500	\$110,000	\$81,500	\$137,900
Seller Concessions	-	-	(\$1,500.00)	-
Adjusted Sale Price	\$79,500	\$110,000	\$80,000	\$137,900
Mortgage % & Type	CU	98FH	97CV	CU
Source	MLS	MLS	Apr	MLS
Effective Date	03/20	12/23	12/23	06/24
SqFt	1141	1042	1210	1123
\$/SF	\$70.00	\$106.00	\$66.00	\$123.00
Stories	1.2	1.2	1.5	1.2
Total Rooms	5	6	6	6
Bedrooms	2	2	2	2
Baths (full.half)	1.0	1.0	1.0	1.0
Parking	G1D	G1D	C1A	G1D
Construction	Brick	Brick	Stone/Metal, Vinyl	Brick
Condition				
Year Built	1951	1950	1976	1948
Acres	0.16	0.16	0.17	0.21
Central Air	Yes	Yes		Yes
Pool	No	No		No
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$81,500
 Max Sale Price: \$137,900
 Median Sale Price: \$110,000

Min Sqft: 1,042
 Max Sqft: 1,210
 Avg Sqft: 1,125

3 Comparables
 Avg Sale Price: \$109,800
 Avg \$/SF: \$99

