

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available		
Address	3319 Barron Ave Memphis, TN 38111	3278 Hendricks Ave Memphis, TN 38111	1275 Prescott Rd Memphis, TN 38111	1270 S Greer St Memphis, TN 38111
Distance to Subject	-	0.40 mi	0.19 mi	0.19 mi
MAAR Subdivision		Cherokee	Cherokee	Cherokee
Map	757F	757F	757F	757F
Sale Date	08/12/2019	01/30/2025	12/05/2024	07/15/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$71,900	\$140,500	\$94,760	\$131,000
Seller Concessions	-	-	-	(\$7,200.00)
Adjusted Sale Price	\$71,900	\$140,500	\$94,760	\$123,800
Mortgage % & Type	80PO	80CV	CU	102VA
Source	Apr	Tax	MLS	MLS
Effective Date	08/90	12/22	12/24	07/24
SqFt	1066	950	1182	1190
\$/SF	\$67.00	\$148.00	\$80.00	\$104.00
Stories	1	1	1	1
Total Rooms	6	5	5	5
Bedrooms	2	2	2	3
Baths (full.half)	1.0	1.0	1.0	1.0
Parking	G1D			
Construction	Brick/Metal, Vinyl	Brick	Metal, Vinyl	Other
Condition	C4 -Average Condition			
Year Built	1945	1952	1947	1953
Acres	0.67	0.17	0.3	0.16
Central Air	Yes		Yes	Yes
Pool	No		No	No
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$94,760
Max Sale Price: \$140,500
Median Sale Price: \$131,000

Min Sqft: 950
Max Sqft: 1,190
Avg Sqft: 1,107

3 Comparables
Avg Sale Price: \$122,087
Avg \$/SF: \$113

