

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available		
Address	3731 Deerwood Cv Memphis, TN 38111	3828 S Goodman Cir Memphis, TN 38111	3797 Kimball Ave Memphis, TN 38111	1429 Echles St Memphis, TN 38111
Distance to Subject	-	0.23 mi	0.28 mi	0.29 mi
MAAR Subdivision	Barron Manor 1st Add	Sherwood Forest 4th Add	Peeks Kimball Ave	McGowan & Johnson
Map	758D	758D	758D	758D
Sale Date	03/20/2020	03/25/2024	07/03/2024	11/04/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$72,000	\$119,900	\$140,000	\$143,000
Seller Concessions	-	-	(\$5,600.00)	-
Adjusted Sale Price	\$72,000	\$119,900	\$134,400	\$143,000
Mortgage % & Type	72CV	60CV	98FH	80CV
Source	Apr	Apr	Apr	Apr
Effective Date	02/20	03/24	06/24	05/05
SqFt	1040	1124	1166	1196
\$/SF	\$69.00	\$107.00	\$115.00	\$120.00
Stories	1	1	1	1
Total Rooms	6	6	5	6
Bedrooms	2	2	3	3
Baths (full.half)	1.0	1.0	1.0	1.0
Parking		C1A	C1A	
Construction	Metal, Vinyl	Metal, Vinyl	Brick/Wood Composition	Brick/Metal, Vinyl
Condition	C3 - Good Condition	C3 - Good Condition	C3 - Good Condition	C4 -Average Condition
Year Built	1952	1949	1953	1958
Acres	0.14	0.18	0.62	0.21
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$119,900
Max Sale Price: \$143,000
Median Sale Price: \$140,000

Min Sqft: 1,124
Max Sqft: 1,196
Avg Sqft: 1,162

3 Comparables
Avg Sale Price: \$134,300
Avg \$/SF: \$115

