

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	6811 Skylar Mill Ave TN 38018	1002 Coolidge Cv TN 38018	6938 Country Walk Dr TN 38018	6814 Manslick Rd TN 38018
Distance to Subject	-	0.26 mi	0.25 mi	0.22 mi
MAAR Subdivision	Kirby Mills	Country Walk Ph4	Country Walk Ph6	Whitten Forest Ph3
Map	792D	792D	792D	792D
Sale Date	11/09/2024	11/15/2024	08/21/2024	10/10/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$170,000	\$253,000	\$250,000	\$251,900
Seller Concessions	-	-	-	(\$7,557.00)
Adjusted Sale Price	\$170,000	\$253,000	\$250,000	\$244,343
Mortgage % & Type	CU	96CV	80CV	98FH
Source	MLS	Apr	Apr	Apr
Effective Date	10/02	06/06	08/24	03/12
SqFt	1378	1542	1549	1381
\$/SF	\$123.00	\$164.00	\$161.00	\$177.00
Stories	1	1	1	1
Total Rooms	5	6	5	5
Bedrooms	3	3	3	3
Baths (full.half)	2.0	2.0	2.0	2.0
Parking	G2A	G2A	G2A	G2A
Construction	Brick	Brick	Brick/Hardie Board	Brick/Wood Composition
Condition		C3 - Good Condition	C3 - Good Condition	C5 - Fair Condition
Year Built	1999	1999	1999	2003
Acres	0.14	0.14	0.13	0.09
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace	1	1	1	1

Min Sale Price: \$250,000
Max Sale Price: \$253,000
Median Sale Price: \$251,900

Min Sqft: 1,381
Max Sqft: 1,549
Avg Sqft: 1,491

3 Comparables
Avg Sale Price: \$251,633
Avg \$/SF: \$169

