

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo			No Photo Available	No Photo Available
Address	1433 Oak Ridge Dr Memphis, TN 38111	4055 Fizer Rd Memphis, TN 38111	1336 Briarwood Dr Memphis, TN 38111	1336 Briarwood Dr Memphis, TN 38111
Distance to Subject	-	0.24 mi	0.18 mi	0.18 mi
MAAR Subdivision	Park Acres	Oak Cliff Park	Park Acres	Park Acres
Map	758C	758C	758C	758C
Sale Date	07/24/2019	09/12/2024	12/26/2024	09/25/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$65,000	\$165,000	\$208,000	\$110,000
Seller Concessions	-	-	-	-
Adjusted Sale Price	\$65,000	\$165,000	\$208,000	\$110,000
Mortgage % & Type	80CV	67PO	75CV	132PO
Source	MLS	Apr	Tax	Tax
Effective Date	07/19	01/06	12/22	12/22
SqFt	1519	1418	1663	1663
\$/SF	\$43.00	\$116.00	\$125.00	\$66.00
Stories	1	1	1	1
Total Rooms	6	6	7	7
Bedrooms	3	3	3	3
Baths (full.half)	1.1	2.0	2.0	2.0
Parking	C1A	C1A	C1A	C1A
Construction	Brick	Brick/Wood Composition	Brick/Wood Composition	Brick/Wood Composition
Condition		C4 -Average Condition		
Year Built	1954	1956	1952	1952
Acres	0.22	0.27	0.15	0.15
Central Air	Yes	Yes	Yes	Yes
Pool	No	No		
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$110,000
Max Sale Price: \$208,000
Median Sale Price: \$165,000

Min Sqft: 1,418
Max Sqft: 1,663
Avg Sqft: 1,581

3 Comparables
Avg Sale Price: \$161,000
Avg \$/SF: \$103

