





Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	10 W Mitchell Rd Memphis, TN 38109	3331 Redbud Rd Memphis, TN 38109	40 W Belle Haven Rd Memphis, TN 38109	3378 Berea Rd Memphis, TN 38109
Distance to Subject	-	0.21 mi	0.28 mi	0.15 mi
MAAR Subdivision	Barton Heights 1st Add	Barton Heights 2nd Add	Barton Heights 1st Add	Barton Heights 1st Add
Map	762A	762A	762A	762A
Sale Date	08/14/2023	07/17/2024	02/27/2025	04/08/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$158,600	\$136,800	\$98,000	\$160,000
Seller Concessions	-	-	-	(\$2,100.00)
Adjusted Sale Price	\$158,600	\$136,800	\$98,000	\$157,900
Mortgage % & Type	75CV	75CV	80PO	103CV
Source	Apr	MLS	Apr	Apr
Effective Date	07/23	03/23	04/24	03/24
SqFt	1486	1402	1357	1606
\$/SF	\$107.00	\$98.00	\$72.00	\$98.00
Stories	1	1	1	1
Total Rooms	7	7	7	8
Bedrooms	3	3	4	4
Baths (full.half)	2.0	1.0	2.0	2.0
Parking	C2A	C1A	G1A	
Construction	Brick/Wood Composition	Brick	Brick/Other	Brick/Wood Composition
Condition	C3 - Good Condition		C3 - Good Condition	C4 -Average Condition
Year Built	1955	1958	1955	1954
Acres	0.28	0.35	0.32	0.32
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$98,000
Max Sale Price: \$160,000
Median Sale Price: \$136,800

Min Sqft: 1,357
Max Sqft: 1,606
Avg Sqft: 1,455

3 Comparables
Avg Sale Price: \$131,600
Avg \$/SF: \$90

