

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo			No Photo Available	No Photo Available
Address	3166 Jade Ln Memphis, TN 38111	1003 Newell Rd Memphis, TN 38111	1079 Poppen Dr Memphis, TN 38111	1156 Brower St Memphis, TN 38111
Distance to Subject	-	0.28 mi	0.20 mi	0.29 mi
MAAR Subdivision	Eastern Hills		Eastern Hills	Park Grove
Map	757D	757D	757D	757D
Sale Date	03/26/2020	09/27/2024	05/12/2025	08/08/2025
Sale Type	Normal Sale	Normal Sale	Normal Sale	Atypical Sale
Sale Price	\$79,500	\$106,000	\$148,100	\$147,000
Seller Concessions	-	(\$1,070.00)	-	-
Adjusted Sale Price	\$79,500	\$104,930	\$148,100	\$147,000
Mortgage % & Type	CU	98FH	75CV	104PO
Source	MLS	MLS	Tax	Tax
Effective Date	03/20	09/24	12/22	12/22
SqFt	1141	1020	1055	1257
\$/SF	\$70.00	\$103.00	\$140.00	\$117.00
Stories	1.2	1	1	1
Total Rooms	5	5	6	6
Bedrooms	2	3	3	3
Baths (full.half)	1.0	1.0	1.0	1.1
Parking	G1D			
Construction	Brick	Other	Brick	Brick
Condition				
Year Built	1951	1925	1951	1948
Acres	0.16	0.22	0.16	0.21
Central Air	Yes	Yes		Yes
Pool	No	No		
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$106,000
Max Sale Price: \$148,100
Median Sale Price: \$147,000

Min Sqft: 1,020
Max Sqft: 1,257
Avg Sqft: 1,111

3 Comparables
Avg Sale Price: \$133,700
Avg \$/SF: \$120

