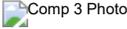


Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	3496 Lynchburg St Memphis, TN 38135	5246 Bruton Ave Memphis, TN 38135	5290 Queen Anne Dr Memphis, TN 38135	3554 Wythe Rd Memphis, TN 38135
Distance to Subject	-	0.18 mi	0.06 mi	0.26 mi
MAAR Subdivision	Yale Rd	Vista Heights 1st Add	Williamsburg Park Blk G	Williamsburg Park Sec H
Map	733B	733B	733B	733B
Sale Date	09/19/2024	06/23/2025	11/12/2025	11/05/2025
Sale Type	Non-Sale Transfer	Normal Sale	Normal Sale	Normal Sale
Sale Price		\$220,000	\$205,000	\$232,000
Seller Concessions	-	(\$7,000.00)	-	-
Adjusted Sale Price		\$213,000	\$205,000	\$232,000
Mortgage % & Type	CU	98FH	CU	70CV
Source		MLS	Apr	Apr
Effective Date	09/24	06/25	03/19	10/19
SqFt	1415	1341	1543	1463
\$/SF		\$159.00	\$133.00	\$159.00
Stories		1	1	1
Total Rooms		7	7	6
Bedrooms		3	3	3
Baths (full.half)	0.0	2.0	2.0	2.0
Parking		G2A	C1A	C2A
Construction		Brick	Brick/Wood Composition	Stone/Wood Composition
Condition			C4 -Average Condition	C4 -Average Condition
Year Built	1969	1975	1973	1975
Acres	0.28	0.41	0.2	0.21
Central Air		Yes	Yes	Yes
Pool		No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace		1	1	1

Min Sale Price: \$205,000
 Max Sale Price: \$232,000
 Median Sale Price: \$220,000

Min Sqft: 1,341
 Max Sqft: 1,543
 Avg Sqft: 1,449

3 Comparables
 Avg Sale Price: \$219,000
 Avg \$/SF: \$152

