



## Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo	Subject Photo	Comp 1 Photo	Comp 2 Photo	Comp 3 Photo
Address	10 W Mitchell Rd Memphis, TN 38109	428 W Brooks Rd Memphis, TN 38109	3031 Parker Rd Memphis, TN 38109	56 W Rollins Rd Memphis, TN 38109
Distance to Subject	-	0.97 mi	1.26 mi	0.37 mi
MAAR Subdivision	Barton Heights 1st Add	J E Walker Homes	Mary F Raines	Barton Heights 1st Add
Map	762A	762A	762A	762A
Sale Date	08/14/2023	10/15/2025	11/10/2025	12/01/2025
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$158,600	\$128,700	\$125,000	\$141,900
Seller Concessions	-	-	-	-
Adjusted Sale Price	\$158,600	\$128,700	\$125,000	\$141,900
Mortgage % & Type	75CV	CU	70PO	CU
Source	Apr	MLS	Tax	Apr
Effective Date	07/23	12/24	12/24	07/03
SqFt	1486	1216	1205	1092
\$/SF	\$107.00	\$106.00	\$104.00	\$130.00
Stories	1	1	1	1
Total Rooms	7	7	7	6
Bedrooms	3	3	3	4
Baths (full.half)	2.0	1.0	1.0	1.0
Parking	C2A	G2D		
Construction	Brick/Wood Composition	Other	Metal, Vinyl	Brick/Wood Composition
Condition	C3 - Good Condition			C4 -Average Condition
Year Built	1955	1953	1920	1991
Acres	0.28	0.22	0.16	0.32
Central Air	Yes	Yes		No
Pool	No	No		No
Heat	Gas	Forced	Gas	Forced
Fireplace		1		

Min Sale Price: \$125,000  
 Max Sale Price: \$141,900  
 Median Sale Price: \$128,700

Min Sqft: 1,092  
 Max Sqft: 1,216  
 Avg Sqft: 1,171

3 Comparables  
 Avg Sale Price: \$131,867  
 Avg \$/SF: \$113

