

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	819 N Willett St Memphis, TN 38107	819 N McNeil St Memphis, TN 38107	801 Maury St Memphis, TN 38107	870 N Avalon St Memphis, TN 38107
Distance to Subject	-	0.12 mi	0.07 mi	0.19 mi
MAAR Subdivision	Vollintine Evergreen	Vollintine Evergreen	Vollintine Evergreen	Vollintine Evergreen
Map	744A	744A	744A	744A
Sale Date	05/12/2025	02/18/2025	07/22/2025	10/06/2025
Sale Type	Normal Sale	Atypical Sale	Normal Sale	Atypical Sale
Sale Price	\$110,000	\$150,000	\$162,500	\$225,000
Seller Concessions	-	-	(\$4,875.00)	-
Adjusted Sale Price	\$110,000	\$150,000	\$157,625	\$225,000
Mortgage % & Type	80CV	110PO	95CV	CU
Source	MLS	Apr	MLS	Apr
Effective Date	03/18	01/06	07/25	01/05
SqFt	1831	1496	1420	1786
\$/SF	\$60.00	\$100.00	\$111.00	\$126.00
Stories	1	1	1	2
Total Rooms	7	6	6	7
Bedrooms	3	3	2	3
Baths (full.half)	2.0	2.0	1.0	1.0
Parking				C1A
Construction	Brick	Stone/Brick	Brick/Stone	Brick/Stucco/Drivit
Condition		C4 -Average Condition		C5 - Fair Condition
Year Built	1932	1925	1927	1930
Acres	0.15	0.14	0.15	0.17
Central Air	Yes	Yes	Yes	Yes
Pool	No		No	No
Heat	Gas	Forced	Gas	Forced
Fireplace	1	1	1	1

Min Sale Price: \$150,000
 Max Sale Price: \$225,000
 Median Sale Price: \$162,500

Min Sqft: 1,420
 Max Sqft: 1,786
 Avg Sqft: 1,567

3 Comparables
 Avg Sale Price: \$179,167
 Avg \$/SF: \$114

