


Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available	No Photo Available	No Photo Available
Address	11 W Rollins Rd Memphis, TN 38109	3345 Charlotte Rd Memphis, TN 38109	3388 Charlotte Rd Memphis, TN 38109	68 E Biscayne Rd Memphis, TN 38109
Distance to Subject	-	0.32 mi	0.34 mi	0.19 mi
MAAR Subdivision	Barton Heights 1st Add	Barton Heights 2nd Add	Barton Heights 2nd Add	Barton Heights 1st Add
Map	762A	762A	762A	762A
Sale Date	11/01/2023	03/27/2025	05/13/2025	07/08/2025
Sale Type	Non-Sale Transfer	Atypical Sale	Normal Sale	Normal Sale
Sale Price		\$78,250	\$122,000	\$124,800
Seller Concessions	-	-	-	-
Adjusted Sale Price		\$78,250	\$122,000	\$124,800
Mortgage % & Type	CU	126PO	75CV	75CV
Source		Tax	Tax	Tax
Effective Date	11/23	12/24	12/24	12/24
SqFt	943	950	955	984
\$/SF		\$82.00	\$128.00	\$127.00
Stories		1	1	1
Total Rooms		5	6	5
Bedrooms		2	3	2
Baths (full,half)	0.0	1.0	1.0	1.0
Parking		C1A		C1A
Construction		Brick	Brick	Wood Composition
Condition				
Year Built	1971	1955	1958	1963
Acres	0.32	0.37	0.45	0.32
Central Air				
Pool				
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$78,250
 Max Sale Price: \$124,800
 Median Sale Price: \$122,000

Min Sqft: 950
 Max Sqft: 984
 Avg Sqft: 963

3 Comparables
 Avg Sale Price: \$108,350
 Avg \$/SF: \$112

