



Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available	No Photo Available	
Address	206 Neely Cv Memphis, TN 38109	3765 Marty St Memphis, TN 38109	3759 Neely Rd Memphis, TN 38109	3664 Neely Rd Memphis, TN 38109
Distance to Subject	-	0.10 mi	0.08 mi	0.13 mi
MAAR Subdivision	Valley Forge	Valley Forge	Valley Forge	Southland Hills
Map	763B	763B	763B	763B
Sale Date	10/20/2022	04/11/2025	04/30/2025	07/15/2025
Sale Type	Non-Sale Transfer	Normal Sale	Normal Sale	Normal Sale
Sale Price		\$164,500	\$145,600	\$156,500
Seller Concessions	-	-	-	-
Adjusted Sale Price		\$164,500	\$145,600	\$156,500
Mortgage % & Type	CU	80CV	75CV	80CV
Source		Tax	Apr	MLS
Effective Date	10/22	12/24	07/89	01/25
SqFt	1340	1355	1219	1240
\$/SF		\$121.00	\$119.00	\$126.00
Stories		1	1	1
Total Rooms		6	6	6
Bedrooms		3	3	3
Baths (full.half)	0.0	1.1	1.1	1.1
Parking		C2A	CA	
Construction		Brick	Brick	Other
Condition			C4 -Average Condition	
Year Built	1967	1968	1966	1960
Acres	0.1	0.31	0.2	0.22
Central Air		Yes	Yes	Yes
Pool			No	No
Heat	Gas	Forced	Gas	Forced
Fireplace		1		

Min Sale Price: \$145,600
 Max Sale Price: \$164,500
 Median Sale Price: \$156,500

Min Sqft: 1,219
 Max Sqft: 1,355
 Avg Sqft: 1,271

3 Comparables
 Avg Sale Price: \$155,533
 Avg \$/SF: \$122

