

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	1944 Croydon Ave Memphis, TN 38116	3824 Cazassa Rd Memphis, TN 38116	3801 Bluejay Rd Memphis, TN 38116	3801 Bluejay Rd Memphis, TN 38116
Distance to Subject	-	0.38 mi	0.40 mi	0.40 mi
MAAR Subdivision	Canada Gardens	Windcrest	Windcrest	Windcrest
Map	764C	764C	764C	764C
Sale Date	01/11/2024	06/27/2025	01/23/2026	01/13/2026
Sale Type	Non-Sale Transfer	Normal Sale	Atypical Sale	Normal Sale
Sale Price		\$169,000	\$195,500	\$130,000
Seller Concessions	-	-	-	-
Adjusted Sale Price		\$169,000	\$195,500	\$130,000
Mortgage % & Type	CU	98FH	CU	106PO
Source		Apr	Apr	Apr
Effective Date	01/24	08/01	05/14	05/14
SqFt	1755	1810	1627	1627
\$/SF		\$93.00	\$120.00	\$80.00
Stories		1.5	1.5	1.5
Total Rooms		5	6	6
Bedrooms		3	3	3
Baths (full.half)	0.0	2.0	2.0	2.0
Parking		C1A	G1A	G1A
Construction		Brick/Wood Composition	Brick/Wood Composition	Brick/Wood Composition
Condition		C4 -Average Condition	C3 - Good Condition	C3 - Good Condition
Year Built	1960	1959	1968	1968
Acres	0.24	0.2	0.23	0.23
Central Air		No	Yes	Yes
Pool		No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$130,000
 Max Sale Price: \$195,500
 Median Sale Price: \$169,000

Min Sqft: 1,627
 Max Sqft: 1,810
 Avg Sqft: 1,688

3 Comparables
 Avg Sale Price: \$164,833
 Avg \$/SF: \$98

