

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available		No Photo Available
Address	3066 Overbrook Rd Memphis, TN 38128	3270 Earl Dr Memphis, TN 38128	4480 Tanbark Ave Memphis, TN 38128	3155 Overbrook Rd Memphis, TN 38128
Distance to Subject	-	0.47 mi	0.13 mi	0.17 mi
MAAR Subdivision	Hall & McGee	Raleigh Manor 3rd Add	Raleigh Manor 1st Add BIK A	Broadmoor Park BIK B-1
Map	733A	733A	733A	733A
Sale Date	04/08/2022	05/30/2025	04/09/2026	12/12/2025
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$124,900	\$200,000	\$185,000	\$130,000
Seller Concessions	-	-	-	-
Adjusted Sale Price	\$124,900	\$200,000	\$185,000	\$130,000
Mortgage % & Type	80CV	CU	98TF	CU
Source	Apr	MLS	Tax	Apr
Effective Date	08/97	10/96	12/24	05/11
SqFt	1579	1764	1734	1609
\$/SF	\$79.00	\$113.00	\$107.00	\$81.00
Stories	1	1	1	1
Total Rooms	7	7	7	7
Bedrooms	3	3	3	3
Baths (full.half)	2.0	2.0	2.0	2.0
Parking	C2A	G2	G2A	C2A
Construction	Brick/Wood Composition	Brick	Brick	Brick/Metal, Vinyl
Condition	C4 -Average Condition			C3 - Good Condition
Year Built	1960	1967	1961	1961
Acres	0.31	0.21	0.18	0.35
Central Air	Yes	Yes	Yes	Yes
Pool	No			No
Heat	Gas	Forced	Gas	Forced
Fireplace		1	1	1

Min Sale Price: \$130,000
 Max Sale Price: \$200,000
 Median Sale Price: \$185,000

Min Sqft: 1,609
 Max Sqft: 1,764
 Avg Sqft: 1,702

3 Comparables
 Avg Sale Price: \$171,667
 Avg \$/SF: \$100

