




Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available		
Address	4624 Leatherwood Rd Memphis, TN 38117	1633 S Perkins Rd Memphis, TN 38117	1704 S Perkins Rd Memphis, TN 38117	1584 S Perkins Rd Memphis, TN 38117
Distance to Subject	-	0.03 mi	0.14 mi	0.12 mi
MAAR Subdivision	Colonial Acres	Colonial Acres	Colonial Acres	Colonial Acres
Map	759E	759E	759E	759E
Sale Date	01/11/2024	08/15/2025	07/28/2025	06/24/2025
Sale Type	Non-Sale Transfer	Atypical Sale	Normal Sale	Normal Sale
Sale Price		\$183,500	\$179,900	\$170,000
Seller Concessions	-	-	-	(\$10,200.00)
Adjusted Sale Price		\$183,500	\$179,900	\$159,800
Mortgage % & Type	CU	CU	80CV	98FH
Source		Tax	Apr	Apr
Effective Date	01/24	12/24	12/18	07/91
SqFt	1083	1164	1054	1083
\$/SF		\$158.00	\$171.00	\$148.00
Stories		1	1	1
Total Rooms		6	5	6
Bedrooms		3	3	3
Baths (full.half)	0.0	1.0	1.0	3.0
Parking		C1A	C1A	C1A
Construction		Brick	Brick/Metal, Vinyl	Brick/Wood Composition
Condition			C4 -Average Condition	C3 - Good Condition
Year Built	1954	1954	1959	1953
Acres	0.22	0.2	0.17	0.2
Central Air			Yes	Yes
Pool			No	No
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$170,000
 Max Sale Price: \$183,500
 Median Sale Price: \$179,900

Min Sqft: 1,054
 Max Sqft: 1,164
 Avg Sqft: 1,100

3 Comparables
 Avg Sale Price: \$177,800
 Avg \$/SF: \$162

