

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		 Comp 1 Photo	No Photo Available	
Address	932 Cullenwood Dr Memphis, TN 38116	1006 Palmer Rd Memphis, TN 38116	4928 Davis Cv Memphis, TN 38116	1041 Richland Dr Memphis, TN 38116
Distance to Subject	-	0.29 mi	0.36 mi	0.25 mi
MAAR Subdivision	Sequoia Gardens	Whitehaven Park	M H Davis	Sequoia Gardens
Map	767E	767E	767E	767E
Sale Date	10/17/2016	04/07/2026	03/03/2026	12/22/2025
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$87,500	\$160,000	\$115,000	\$164,900
Seller Concessions	-	-	-	-
Adjusted Sale Price	\$87,500	\$160,000	\$115,000	\$164,900
Mortgage % & Type	CU	125PO	CU	70CV
Source	Apr	MLS	Tax	Apr
Effective Date	09/07	06/14	12/24	09/25
SqFt	1339	1246	1427	1470
\$/SF	\$65.00	\$128.00	\$81.00	\$112.00
Stories	1	1	1	1
Total Rooms	7	7	6	6
Bedrooms	3	3	3	3
Baths (full.half)	2.0	1.0	1.0	2.0
Parking	C2A	G1D		C1A
Construction	Brick/Wood Composition	Brick	Brick	Stone/Metal, Vinyl
Condition	C4 -Average Condition			
Year Built	1958	1948	1953	1955
Acres	0.31	0.9	0.38	0.38
Central Air	Yes	No	Yes	Yes
Pool	No	No		No
Heat	Gas	Forced	Gas	Forced
Fireplace			1	

Min Sale Price: \$115,000
Max Sale Price: \$164,900
Median Sale Price: \$160,000

Min Sqft: 1,246
Max Sqft: 1,470
Avg Sqft: 1,381

3 Comparables
Avg Sale Price: \$146,633
Avg \$/SF: \$107

