



Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				No Photo Available
Address	1799 Santa Clara Ave Memphis, TN 38116	5352 Santa Barbara St Memphis, TN 38116	5547 Santa Monica St Memphis, TN 38116	1786 San Bernardo Ave Memphis, TN 38116
Distance to Subject	-	0.49 mi	0.24 mi	0.30 mi
MAAR Subdivision	Oakshire	Oakshire 1st Add	Oakshire Blk C	Oakshire Blk A
Map	768G	768G	768G	768G
Sale Date	07/09/2019	04/04/2024	12/09/2024	06/20/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$104,900	\$175,000	\$189,000	\$110,000
Seller Concessions	-	(\$5,000.00)	-	-
Adjusted Sale Price	\$104,900	\$170,000	\$189,000	\$110,000
Mortgage % & Type	80CV	98FH	98FH	100CV
Source	Apr	Apr	Apr	Apr
Effective Date	06/19	01/01	08/02	03/10
SqFt	1866	2023	1832	1859
\$/SF	\$56.00	\$84.00	\$103.00	\$59.00
Stories	2	2	1.5	1.5
Total Rooms	7	6	7	8
Bedrooms	3	4	4	4
Baths (full.half)	1.1	2.0	2.0	2.0
Parking	G1A	G2A		
Construction	Brick/Metal, Vinyl		Brick/Metal, Vinyl	Brick/Metal, Vinyl
Condition	C3 - Good Condition	C4 -Average Condition	C4 -Average Condition	C4 -Average Condition
Year Built	1967	1967	1968	1968
Acres	0.32	0.25	0.23	0.23
Central Air	Yes	Yes	Yes	Yes
Pool	No	No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace	1		1	

Min Sale Price: \$110,000
 Max Sale Price: \$189,000
 Median Sale Price: \$175,000

Min Sqft: 1,832
 Max Sqft: 2,023
 Avg Sqft: 1,905

3 Comparables
 Avg Sale Price: \$158,000
 Avg \$/SF: \$83

