

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo		No Photo Available		
Address	4493 Westmont St Memphis, TN 38109	753 Ranger Ave Memphis, TN 38109	779 Red Leaf Ln Memphis, TN 38109	814 Red Leaf Ln Memphis, TN 38109
Distance to Subject	-	0.34 mi	0.24 mi	0.24 mi
MAAR Subdivision	Westwood Downs	Westwood Heights	Westwood Downs	Westwood Downs
Map	765A	765A	765A	765A
Sale Date	12/19/2024	07/15/2024	04/01/2024	12/23/2024
Sale Type	Normal Sale	Atypical Sale	Normal Sale	Normal Sale
Sale Price	\$90,000	\$145,000	\$160,000	\$134,900
Seller Concessions	-	-	(\$4,800.00)	-
Adjusted Sale Price	\$90,000	\$145,000	\$155,200	\$134,900
Mortgage % & Type	133PO	75CV	97CV	97CV
Source	Apr	Tax	Apr	MLS
Effective Date	11/07	12/22	04/23	12/24
SqFt	1106	1136	1218	988
\$/SF	\$81.00	\$128.00	\$127.00	\$137.00
Stories	1	1	1	1
Total Rooms	5	6	6	6
Bedrooms	3	3	3	3
Baths (full.half)	1.1	2.0	1.1	1.0
Parking	C1A		C1A	C1A
Construction	Brick/Metal, Vinyl	Brick	Brick	Brick
Condition	C4 -Average Condition			
Year Built	1961	1967	1961	1960
Acres	0.24	0.18	0.28	0.24
Central Air	Yes	Yes	Yes	Yes
Pool	No			No
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$134,900
 Max Sale Price: \$160,000
 Median Sale Price: \$145,000

Min Sqft: 988
 Max Sqft: 1,218
 Avg Sqft: 1,114

3 Comparables
 Avg Sale Price: \$146,633
 Avg \$/SF: \$132

