

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo				
Address	4112 Grey Rd Memphis, TN 38108	4046 Truman Ave Memphis, TN 38108	1681 Russwood St Memphis, TN 38108	1803 Parnassus St Memphis, TN 38108
Distance to Subject	-	0.17 mi	0.59 mi	0.58 mi
MAAR Subdivision	Graham Heights	Graham Heights	Thrifthaven	Jackson Ridge 4th Add
Map	752B	752B	752B	752B
Sale Date	05/26/2016	01/17/2025	10/31/2024	08/30/2024
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$10,000	\$128,000	\$113,000	\$130,000
Seller Concessions	-	-	-	(\$1,950.00)
Adjusted Sale Price	\$10,000	\$128,000	\$113,000	\$128,050
Mortgage % & Type	CU	75PO	CU	80CV
Source	Tax	Apr	Apr	MLS
Effective Date	12/14	09/98	09/95	01/02
SqFt	784	1455	1112	850
\$/SF	\$13.00	\$88.00	\$102.00	\$151.00
Stories	1	1	1	1
Total Rooms	5	6	5	4
Bedrooms	2	3	2	2
Baths (full.half)	1.0	1.1	1.0	1.0
Parking				
Construction	Other	Metal, Vinyl	Metal, Vinyl	Wood Composition
Condition		C4 -Average Condition	C3 - Good Condition	
Year Built	1952	1953	1952	1950
Acres	0.17	0.17	0.19	0.17
Central Air		Yes	Yes	No
Pool		No	No	No
Heat	Gas	Forced	Gas	Forced
Fireplace				

Min Sale Price: \$113,000
 Max Sale Price: \$130,000
 Median Sale Price: \$128,000

Min Sqft: 850
 Max Sqft: 1,455
 Avg Sqft: 1,139

3 Comparables
 Avg Sale Price: \$123,667
 Avg \$/SF: \$114

