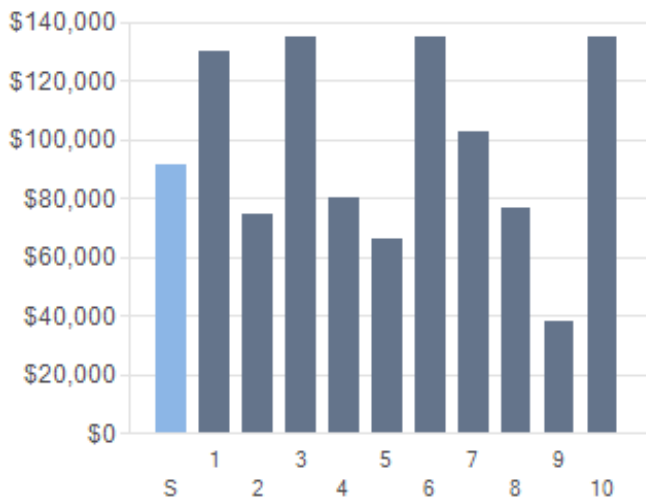
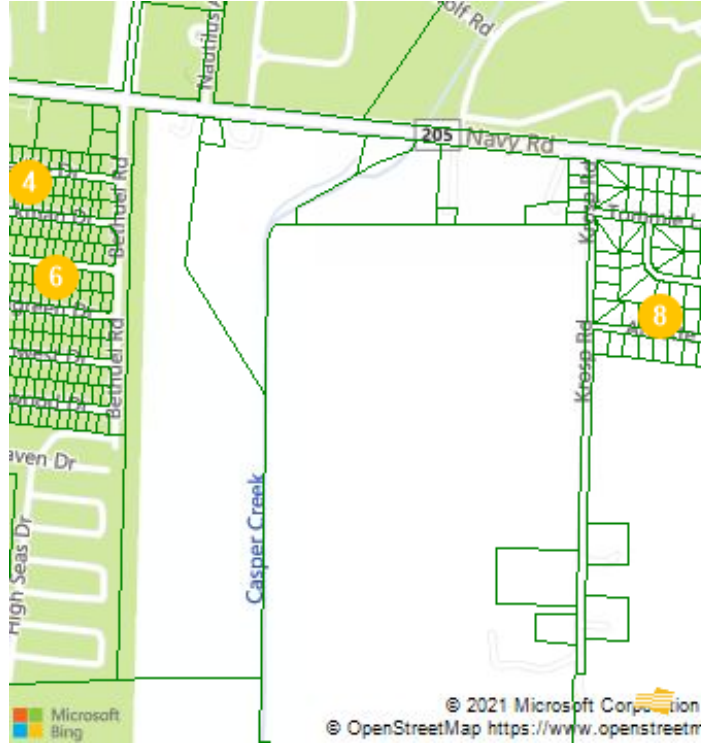


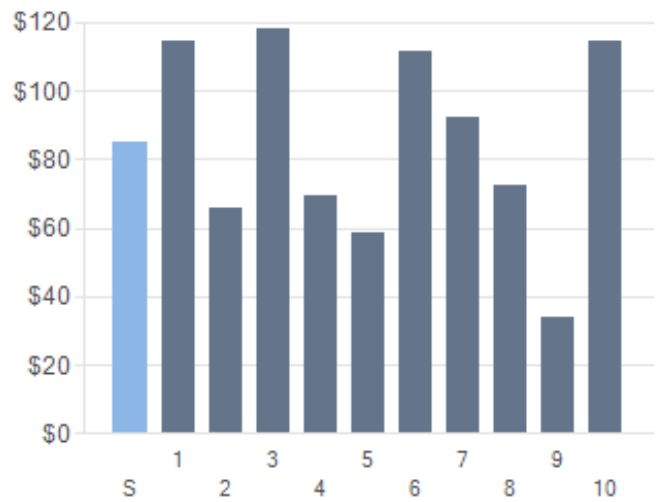


COMPARABLE SALES FOR

<b>Property Address</b>	7691 Marvin Rd	Square Feet x Average \$/SF	\$91,548
	TN 38053		Last Sale Price x HPI
	Parcel ID D0116 C00010	Tax Appraisal x Sale Price/Tax Appraisal Ratio	\$67,320
<b>Average \$/SF</b>	\$85.16 /sq ft (10 Comps)		



**Sales Prices of Comps**  
(Estimated Market Price for Subject)



**Cost per Sq. Ft. of Comps**  
(Average Cost per Sq. Ft. for Subject)

Comparables include Residential Single Family listings with Stories between undefined and 1, SqFt between 914 and 1236, and located in Map Area(s) 825C.

## COMPARABLE SALES

	Address	Dist	Map	Date	Price	Type	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrbld	Acre	CA	P
1	6812 Northknoll Cv	0.40 mi	825C	06/02/2021	\$130,000	N(WD)		101	CV	Tax	12/18	1134	115	1	5	3	2.0		BR		1993	0.18	Y	
2	7620 Martin Rd	0.96 mi	825C	05/28/2021	\$75,000	N(WD)			CU	MLS	05/21	1141	66	1	5	3	1.0	C1A	BR/WD		1973	0.21	Y	N
3	7620 Martin Rd	0.96 mi	825C	05/27/2021	\$135,000	N(WD)			CU	MLS	05/21	1141	118	1	5	3	1.0	C1A	BR/WD		1973	0.21	Y	N
4	6333 Raible Dr	0.83 mi	825C	05/20/2021	\$80,000	N(WD)		150	PO	Apr	01/93	1156	69	1	5	3	2.0	G1D	WD/SO	A	1979	0.15	Y	N
5	7669 Marvin Rd	0.05 mi	s825C	05/17/2021	\$66,000	N(WD)		152	PO	Apr	11/07	1127	59	1	5	2	1.0		BR/WD	A	1952	0.67	Y	N
6	6349 Leamont Dr	0.80 mi	825C	05/11/2021	\$134,900	N(WD)		98	FH	Apr	04/21	1207	112	1	6	3	1.1	C2A	BR/WD		1978	0.16	Y	N
7	6294 Brockman Dr	0.90 mi	825C	03/26/2021	\$102,400	N(WD)			CU	Apr	07/01	1109	92	1	6	3	2.0		VM/SO	A	1974	0.15	Y	N
8	6720 Arnette Pl	0.16 mi	s825C	02/11/2021	\$77,000	N(WD)		95	CV	MLS	11/20	1064	72	1	6	3	1.0	C2A	BR/VM		1954	0.32	Y	N
9	7590 Martin Rd	0.98 mi	825C	01/27/2021	\$38,000	N(WD)		96	PO	Apr	12/03	1116	34	1	6	3	1.0		BR/OT	A	1974	0.2	Y	N
10	6894 Northknoll Ave	0.48 mi	825C	01/19/2021	\$135,000	N(WD)	\$5,000	101	CV	Apr	02/04	1178	110	1	5	3	2.0	C1A	OT	A	1989	0.17	Y	

<b>Min Sale Price:</b>	\$38,000.00	<b>Min Sq Ft:</b>	1064	<b>10 Comparables</b>
<b>Max Sale Price:</b>	\$135,000.00	<b>Max Sq Ft:</b>	1207	<b>Avg Sale Price:</b> \$97,330.00
<b>Median Sale Price:</b>	\$91,200.00	<b>Avg Sq Ft:</b>	1137	<b>Avg \$/SF</b> 86