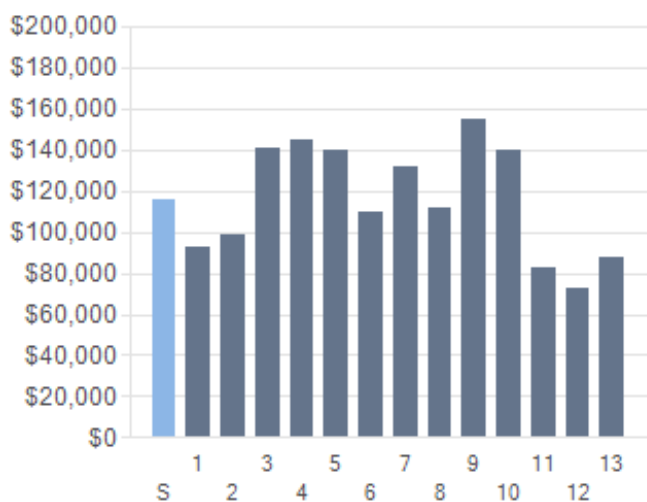
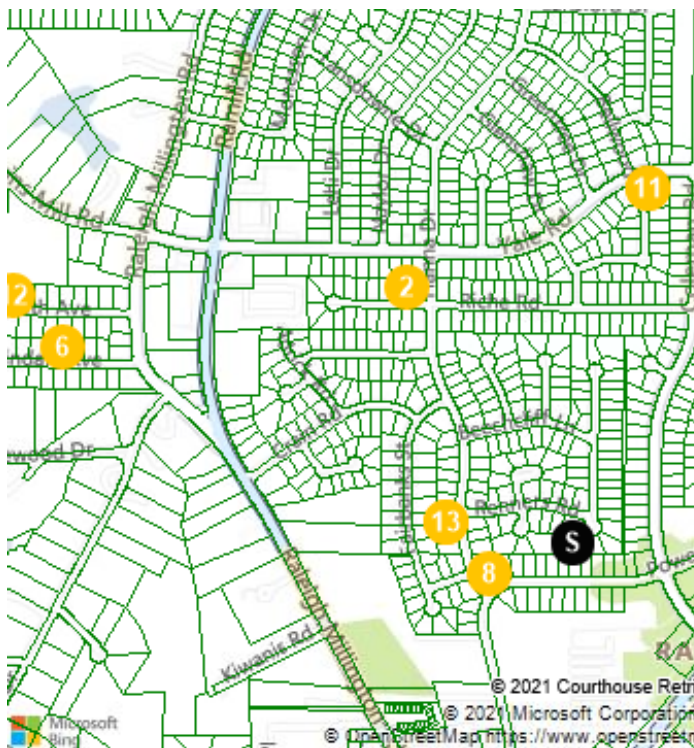


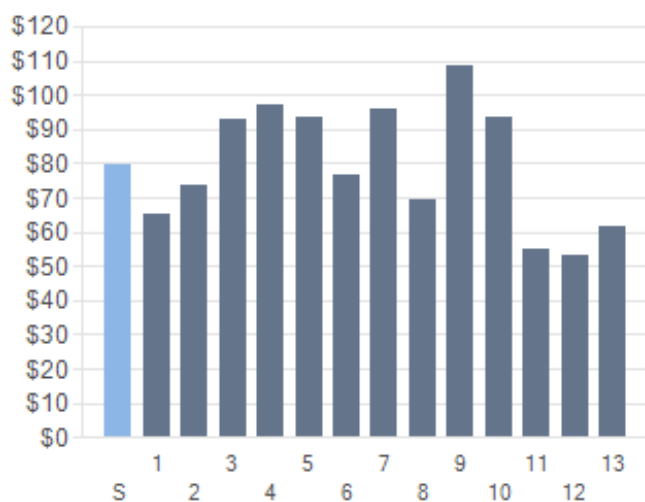


COMPARABLE SALES FOR

<b>Property Address</b>	3293 Leschallas Dr Memphis, TN 38128 Parcel ID 085007 00050	Square Feet x Average \$/SF	\$115,891
		Last Sale Price x HPI	\$105,027
<b>Average \$/SF</b>	\$79.65 /sq ft (13 Comps)	Tax Appraisal x Sale Price/Tax Appraisal Ratio	\$122,550



**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 1237 and 1673, and located in Map Area(s) 734D.

## COMPARABLE SALES

	Address	Dist	Map	Date	Price	Type	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrblt	Acre	CA	P
1	3357 Powers Rd	0.24 mi	734D	09/14/2021	\$92,500	N(WD)			CU	MLS	02/94	1417	65	1	7	3	2.0		BR/WD		1965	0.19	Y	
2	4206 Riche Rd	0.36 mi	734D	09/07/2021	\$98,500	N(WD)			CU	Apr	10/95	1342	73	1	6	3	1.1	C1A	BR	A	1968	0.22	Y	N
3	3324 Powers Rd	0.25 mi	734D	08/05/2021	\$141,000	N(WD)	98		FH	Apr	04/09	1522	93	1	6	3	2.0	G2A	BR	G	1961	0.22	Y	N
4	3510 Bellwood Dr	0.43 mi	734D	07/30/2021	\$144,500	N(WD)	97		CV	MLS	01/99	1492	97	1	8	3	1.1	C2	BR		1966	0.31	Y	
5	3464 Bowman Ave	0.45 mi	734D	07/27/2021	\$140,000	N(WD)	75		CV	Apr	03/09	1494	94	1	7	3	1.1	G2D	BR/WD	G	1961	0.22	Y	N
6	3990 Martindale Ave	0.64 mi	734D	07/19/2021	\$109,400	N(WD)	75		CV	MLS	07/21	1424	77	1	7	3	2.0	C1A	BR		1962	0.26	Y	N
7	3419 Northmoor Ave	0.31 mi	734D	07/16/2021	\$132,000	N(WD)	97		CV	MLS	07/21	1373	96	1	6	3	1.1		BR		1960	0.22	Y	N
8	3251 Powers Rd	0.10 mi	734D	07/08/2021	\$112,000	N(WD)			CU	MLS	06/21	1619	69	1	7	3	2.0	C2A	BR		1964	0.36	Y	N
9	3305 Hanna Dr	0.15 mi	734D	06/18/2021	\$155,000	N(WD)	73		CV	Apr	04/06	1431	108	1	6	3	2.0		WD	G	1976	0.2	Y	
10	3397 Northmoor Ave	0.27 mi	734D	05/14/2021	\$139,500	N(WD)	\$4,195	98	FH	Apr	04/21	1492	91	1	6	3	1.1		BR/WD	A	1959	0.22	Y	N
11	3510 Bellwood Dr	0.43 mi	734D	05/10/2021	\$82,250	N(WD)	132		PO	MLS	01/99	1492	55	1	8	3	1.1	C2	BR		1966	0.31	Y	
12	3960 Plymouth Ave	0.72 mi	734D	04/22/2021	\$73,000	N(WD)			CU	MLS	12/13	1378	53	1	6	3	1.0	C1A	OT		1961	0.24	Y	N
13	3305 Hanna Dr	0.15 mi	734D	04/12/2021	\$88,000	N(WD)			CU	Apr	04/06	1431	61	1	6	3	2.0		WD	G	1976	0.2	Y	

<b>Min Sale Price:</b>	\$73,000.00	<b>Min Sq Ft:</b>	1342	<b>13 Comparables</b>
<b>Max Sale Price:</b>	\$155,000.00	<b>Max Sq Ft:</b>	1619	<b>Avg Sale Price:</b> \$115,973.00
<b>Median Sale Price:</b>	\$112,000.00	<b>Avg Sq Ft:</b>	1454	<b>Avg \$/SF</b> 80