

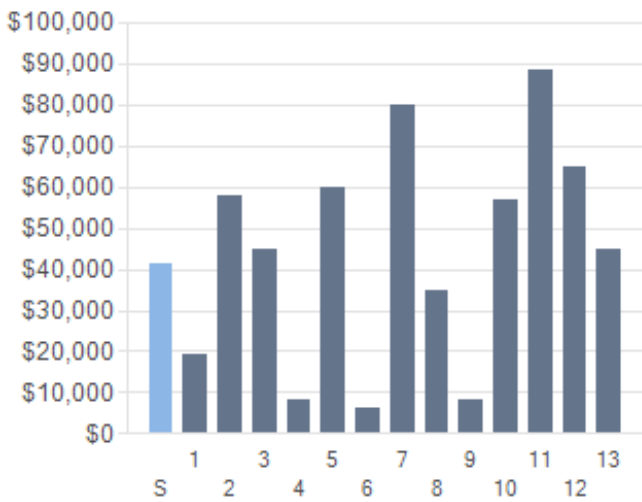
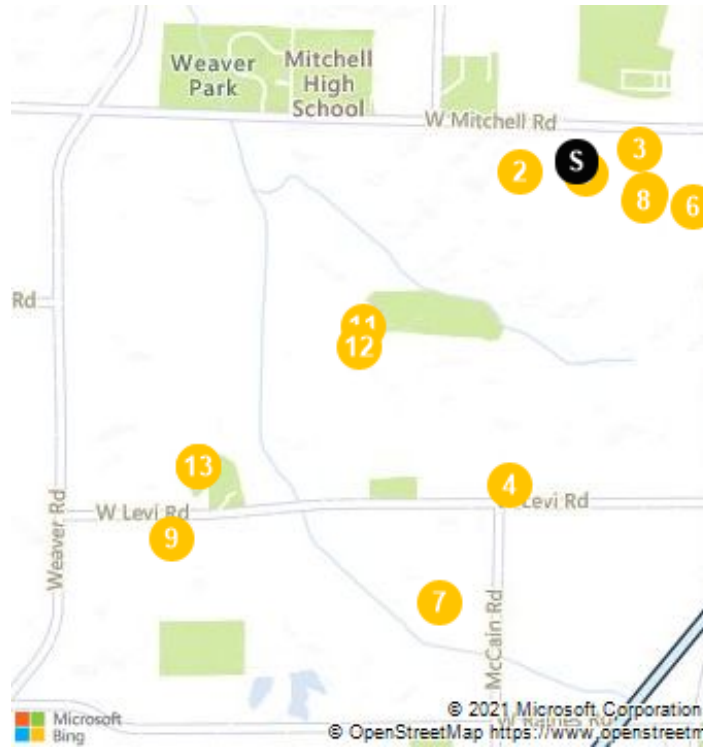


COMPARABLE SALES FOR

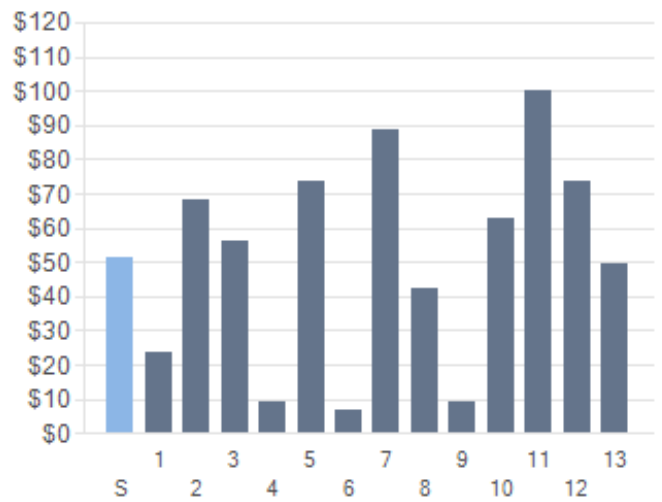
Property Address	331 Elder Rd Memphis, TN 38109 Parcel ID 075079 00002	Square Feet x Average \$/SF	\$41,265
		Last Sale Price x HPI	N/A
Average \$/SF	\$51.07 /sq ft (13 Comps)	Tax Appraisal x Sale Price/Tax Appraisal Ratio	\$25,080



No Images Available



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 687 and 929, and located in Map Area(s) 762B.

OTHER RECENT 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	H	
3974 Hammett Dr	1.01 mi	762B	10/21/2021	\$115,000	N(WD)				CU	MLS	03/04	940	122	1	5	3	1.0	C1A	BR		1962	0.17	Y	N	F
4033 Trevathan Cir	1.10 mi	762B	10/15/2021	\$105,000	N(WD)		102		VA	Apr	09/21	1040	101	1	6	3	1.0	C1A	BR/WD		1968	0.19	Y	N	G
361 Carbon Rd	0.10 mi	s762B	09/24/2021	\$1,200	N(WD)				CU	Tax	12/18	1016	1	1	6	3	1.0		VM		1954	0.23			O
21 E Mitchell Rd	0.69 mi	762B	09/16/2021	\$145,000	N(WD)				CU	Tax	12/18	1922	75	1	8	4	1.0		WD		1920	24.81			F
824 Cavalier Dr	1.54 mi	762B	09/15/2021	\$57,500	N(WD)				CU	Apr	01/97	979	59	1	4	2	1.0		BR/WD		1969	0.19	Y	N	G
822 Eyers Rd	0.94 mi	762B	09/02/2021	\$101,500	N(WD)				CU	Apr	01/01	1164	87	1	6	4	1.1		OT	F	1972	0.18	N	N	
948 Nora Rd	1.16 mi	762B	08/31/2021	\$21,000A	N(WD)				CU	Apr	04/12	999	42	1	5	3	2.0		VM/BR	A	1942	0.25	N	N	
501 Marlowe Ave	0.83 mi	762B	08/31/2021	\$84,900	N(WD)		80		CV	Apr	05/21	1203	71	1	6	3	1.0		BR/WD	A	1968	0.16	Y		G
403 Glencoe Rd	0.32 mi	s762B	08/25/2021	\$100,000	N(WD)		75		CV	Apr	06/21	1623	62	1	6	3	2.0	C1A	BR/WD		1960	0.18	Y	N	F
3852 Audie Dr	1.19 mi	762B	08/24/2021	\$65,000	N(WD)				CU	MLS	08/21	1560	42	1	7	4	1.1	1D	BR/VM		1970	0.16	Y	N	F
3840 McCain Rd	0.75 mi	762B	08/23/2021	\$47,000	N(WD)		138		PO	MLS	08/21	1205	39	1	6	3	1.0	C1A	BR		1971	0.15	Y	N	F
908 Nora Rd	1.07 mi	762B	08/20/2021	\$35,000	N(WD)		14		PO	Apr	09/03	1267	28	1	6	3	1.1		BR	A	1958	0.65	Y	N	F
384 Glencoe Rd	0.28 mi	s762B	08/16/2021	\$74,000	N(WD)		75		CV	Apr	07/21	1341	55	1	6	3	1.1	C1A	WD/BR	A	1960	0.18	Y		G
3768 Ashburn St	0.63 mi	762B	08/13/2021	\$78,971A	N(WD)				CU	Apr	05/03	1040	2582	1	6	3	1.0		BR/WD	A	1970	0.18	Y	N	F
3832 W Valley Cir	0.72 mi	762B	08/13/2021	\$78,971A	N(WD)				CU	MLS	08/21	911	2947	1	6	3	1.0	C1A	BR		1971	0.14	Y	N	F
3974 Hammett Dr	1.01 mi	762B	07/29/2021	\$45,000	N(WD)				CU	MLS	03/04	940	48	1	5	3	1.0	C1A	BR		1962	0.17	Y	N	F
824 Cavalier Dr	1.54 mi	762B	07/29/2021	\$33,000	N(WD)		180		PO	Apr	01/97	979	34	1	4	2	1.0		BR/WD		1969	0.19	Y	N	G
450 Gainsville Ave	0.59 mi	762B	07/28/2021	\$64,500	N(WD)		75		CV	Apr	09/09	1019	63	1	5	3	1.0		OT	G	1970	0.29	N	N	
478 Gainsville Ave	0.62 mi	762B	07/26/2021	\$67,500	N(WD)				CU	MLS	07/21	956	71	1	5	3	1.0		BR/WD		1970	0.29	Y	N	F
3584 Millard Rd	0.31 mi	s762B	07/21/2021	\$42,500	N(WD)				CU	MLS	07/21	1388	31	1	6	3	1.1	C2A	BR/VM		1959	0.2	Y	N	F