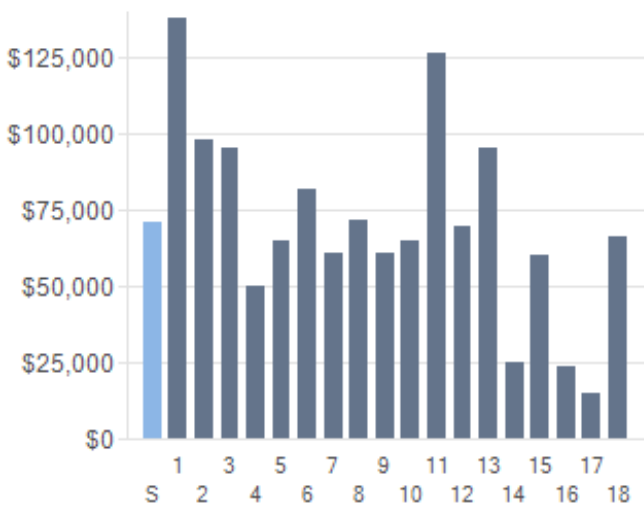
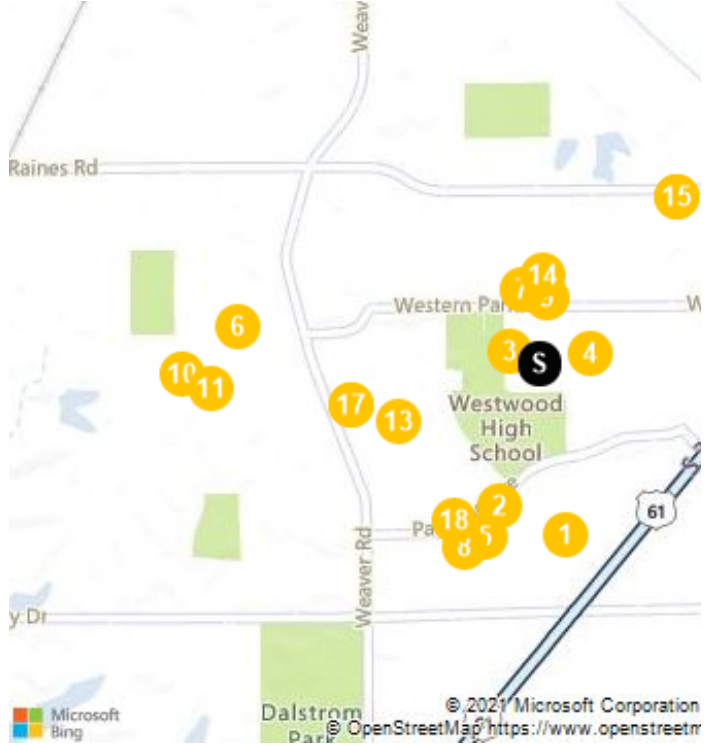


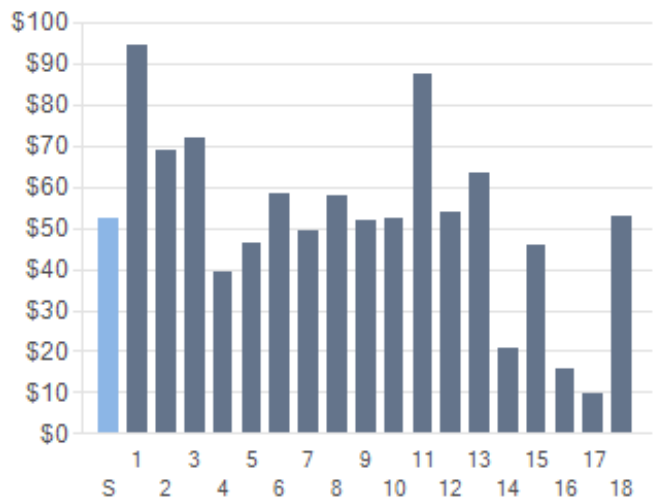


COMPARABLE SALES FOR

Property Address	759 Hawkeye Cv	Square Feet x Average \$/SF	\$71,360
	Memphis, TN 38109	Last Sale Price x HPI	N/A
	Parcel ID 075141 00020	Tax Appraisal x Sale Price/Tax Appraisal Ratio	\$75,260
Average \$/SF	\$52.24 /sq ft (18 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 1161 and 1571, and located in Map Area(s) 765A.

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	4594 Westmont St	0.41 mi	765A	10/26/2021	\$138,000	N(WD)		98	FH	Apr	08/06	1461	94	1	7	3	2.0	C1A	BR/WD	A	1965	0.2	Y	N	
2	811 Parkrose Ave	0.35 mi	765A	10/25/2021	\$98,250	N(WD)				CU	Apr	01/00	1424	69	1	7	3	1.1	C1A	BR/WD		1959	0.22	Y	N
3	4363 Hawkeye St	0.07 mi	s765A	10/12/2021	\$95,000	N(WD)				CU	Apr	09/21	1317	72	1	6	3	2.0	C1A	BR/WD	A	1968	0.17	Y	N
4	4360 Deerland St	0.13 mi	s765A	10/08/2021	\$50,000	N(WD)		95	CV	Tax	12/18	1278	39	1	7	3	2.0		BR		1963	0.16	Y		
5	822 White Clover Ln	0.43 mi	765A	09/30/2021	\$65,000	N(WD)		108	PO	MLS	07/08	1402	46	1	6	3	1.1		BR		1960	0.24	Y	N	
6	1134 Western Park Dr	0.71 mi	765A	09/23/2021	\$82,000	N(WD)		80	CV	Apr	11/08	1400	59	1	6	3	1.0	C1A	BR/VM	F	1971	0.22	Y	N	
7	779 Ledbetter Ave	0.18 mi	765A	09/20/2021	\$61,000	N(WD)				CU	Apr	01/06	1233	49	1	7	3	1.0	C1	BR/VM	A	1960	0.15	Y	N
8	850 White Clover Ln	0.47 mi	765A	09/02/2021	\$71,500	N(WD)		105	PO	MLS	09/21	1235	58	1	6	3	1.1	C1A	BR		1960	0.24	Y	N	
9	748 Western Park Dr	0.15 mi	765A	08/30/2021	\$61,000	N(WD)				CU	Apr	06/05	1172	52	1	6	3	1.0		BR/WD	A	1965	0.17		
10	4387 Double Tree Rd	0.84 mi	765A	08/05/2021	\$65,000	N(WD)				CU	Tax	12/18	1248	52	1	6	3	1.1	C1A	BR		1971	0.24		
11	1159 Quailrun Ln	0.77 mi	765A	08/03/2021	\$126,500	N(WD)		85	CV	Apr	02/99	1448	87	1	7	3	1.1	C1A	BR/WD	G	1969	0.1	Y		
12	585 W Raines Rd	0.51 mi	765A	07/30/2021	\$70,000	N(WD)		80	CV	MLS	07/21	1306	54	1	6	3	2.0	C1A	BR		1960	0.18	Y	N	
13	4449 Rose Heather St	0.36 mi	765A	07/19/2021	\$95,000	N(WD)		100	VA	MLS	07/21	1500	63	1	6	3	2.0	C1A	BR/OT		1962	0.24	Y	N	
14	754 Ledbetter Ave	0.21 mi	765A	06/25/2021	\$25,000	N(WD)				CU	Tax	12/18	1207	21	1	7	3	1.0	C1A	WD		1960	0.15		
15	585 W Raines Rd	0.51 mi	765A	06/21/2021	\$60,000	N(WD)		100	PO	MLS	07/21	1306	46	1	6	3	2.0	C1A	BR		1960	0.18	Y	N	
16	4430 Weaver Rd	0.45 mi	765A	06/21/2021	\$24,000	N(WD)				CU	Tax	12/18	1528	16	1	5	2	2.0		OT		1948	1.13		
17	4430 Weaver Rd	0.45 mi	765A	06/21/2021	\$15,000	N(WD)				CU	Tax	12/18	1528	10	1	5	2	2.0		OT		1948	1.13		
18	860 Parkrose Ave	0.42 mi	765A	06/17/2021	\$66,000	N(WD)		97	CV	Apr	05/21	1254	53	1	6	3	1.0		BR/WD	A	1961	0.25	Y		

Min Sale Price:	\$15,000.00	Min Sq Ft:	1172	18 Comparables
Max Sale Price:	\$138,000.00	Max Sq Ft:	1528	Avg Sale Price: \$70,458.00
Median Sale Price:	\$65,500.00	Avg Sq Ft:	1347	Avg \$/SF 53