

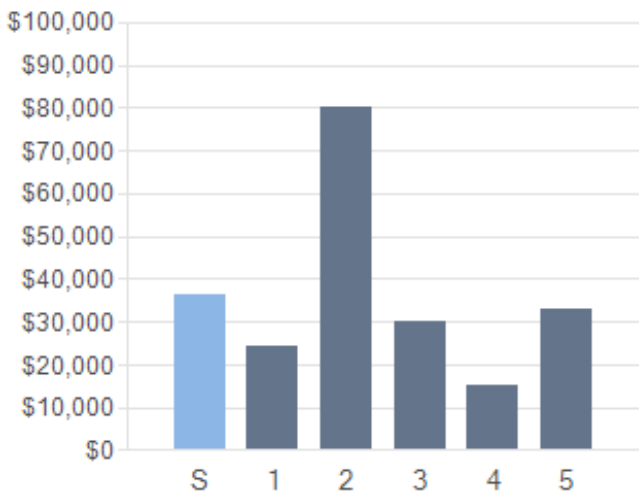
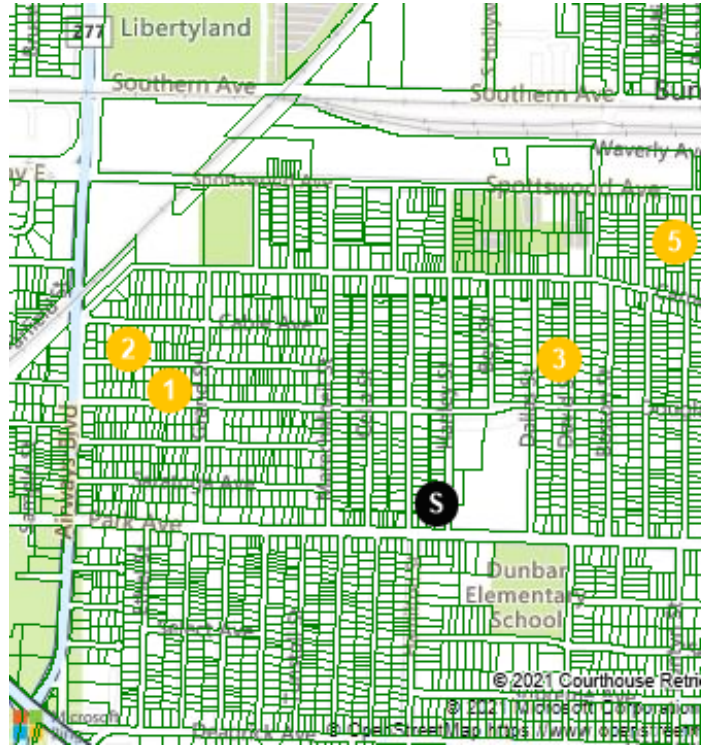


COMPARABLE SALES FOR

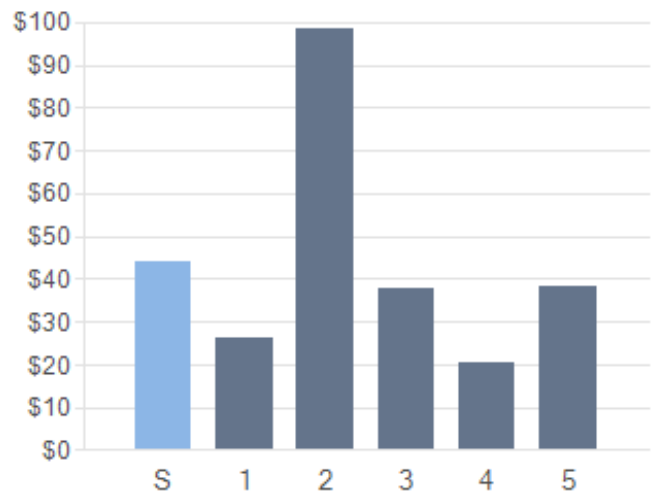
<b>Property Address</b>	857 Hanley St Memphis, TN 38114 Parcel ID 061023 00014	<b>Square Feet x Average \$/SF</b>	\$36,559
<b>Average \$/SF</b>	\$44.26/sq ft (5 Comps)	<b>Last Sale Price x HPI</b>	N/A
		<b>Tax Appraisal x Sale Price/Tax Appraisal Ratio</b>	\$14,700



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 702 and 950, and located in Map Area(s) 757A.

## 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
713 E Brentwood Cir	0.62 mi	s757A	10/19/2021	\$41,000	N(WD)		184	PO	Tax	12/18	1203	34	1	6	2	1.0	G1A	BR		1941	0.18			O
761 Grand St	0.34 mi	s757A	10/15/2021	\$90,000	N(WD)		80	CV	MLS	10/21	1296	69	1	6	3	2.0		WD		1912	0.06	Y	N	F
3014 Waverly Ave	0.95 mi	s757A	10/11/2021	\$13,000	N(WD)			CU	Apr	11/01	1269	10	1	7	3	1.0	G1D	VM	P	1925	0.13	N	N	
2873 Douglass Ave	0.62 mi	s757A	10/07/2021	\$88,275	N(WD)		80	CV	MLS	10/21	1032	86	1	6	3	1.0		WD		1913	0.1	Y	N	F
764 Hilton St	0.43 mi	s757A	10/04/2021	\$99,500	N(WD)			CU	Tax	12/18	980	102	1	5	3	1.0		BR		1932	0.09			O
791 Hanley St	0.12 mi	s757A	09/29/2021	\$25,000	N(WD)		136	PO	Apr	01/02	1127	22	1	6	3	1.0		BR	A	1930	0.11	N	N	G
774 Dallas St	0.20 mi	s757A	09/20/2021	\$15,000	N(WD)			CU	Apr	01/04	1068	14	1	6	3	2.0		BR/VM	A	1956	0.13	N		O
2892 Douglass Ave	0.64 mi	s757A	09/02/2021	\$15,000	N(WD)		267	PO	Tax	12/18	1179	13	1	7	3	2.0		SO		1955	0.1	Y		F
822 Josephine St	0.49 mi	s757A	08/31/2021	\$18,000	N(WD)		156	PO	Apr	07/98	1494	12	1	7	3	2.0		WD	A	1958	0.13	N		
842 Hilton St	0.39 mi	s757A	08/30/2021	\$12,000	N(WD)			CU	MLS	08/21	608	20	1	3	1	1.0		OT		1910	0.18	N	N	O
857 Hanley St		s757A	08/25/2021	\$7,000A	N(WD)			CU	Tax	12/18	826	17	1	4	2	1.0		VM		1923	0.05			F
803 Hanley St	0.10 mi	s757A	08/18/2021	\$35,500	N(WD)			CU	MLS	08/21	1200	30	1	7	3	2.0	C2A	BR		1946	0.11	Y	N	F
2453 Cable Ave	0.27 mi	s757A	08/13/2021	\$23,000	N(WD)			CU	Apr	06/07	1296	18	1	6	3	1.0		WD	A	1908	0.07	N	N	G
747 David St	0.26 mi	s757A	08/03/2021	\$17,500	N(WD)			CU	Tax	12/18	672	26	1	4	2	1.0	G2D	VM		1932	0.1			F
2994 Waverly Ave	0.92 mi	s757A	07/25/2021	\$38,000	N(WD)			CU	Apr	02/00	1690	22	1.5	7	3	2.0		VM/WD	A	1926	0.13	N	N	
721 Semmes St	0.92 mi	s757A	07/21/2021	\$92,900	N(WD)			CU	Apr	03/02	1759	53	1	7	4	2.0		WD	A	1917	0.42	N	N	O
2873 Douglass Ave	0.62 mi	s757A	07/12/2021	\$40,000	N(WD)		168	PO	MLS	07/21	1032	39	1	6	3	1.0		BR/VM		1913	0.1	N	N	O
768 Laurel St	0.56 mi	s757A	07/01/2021	\$90,500	N(WD)		80	CV	Apr	05/01	1265	72	1	6	3	2.0		BR/WD	A	1949	0.14	N	N	
812 Carson St	0.85 mi	s757A	06/30/2021	\$96,500	N(WD)		75	CV	MLS	03/19	1964	49	1.2	8	4	2.0	G2D	BR		1940	0.18	Y	N	F
2453 Douglass Ave	0.21 mi	s757A	06/30/2021	\$17,500A	N(WD)			CU	MLS	06/21	651	54	1	4	2	1.0		BR/WD		1954	0.05	N	N	G