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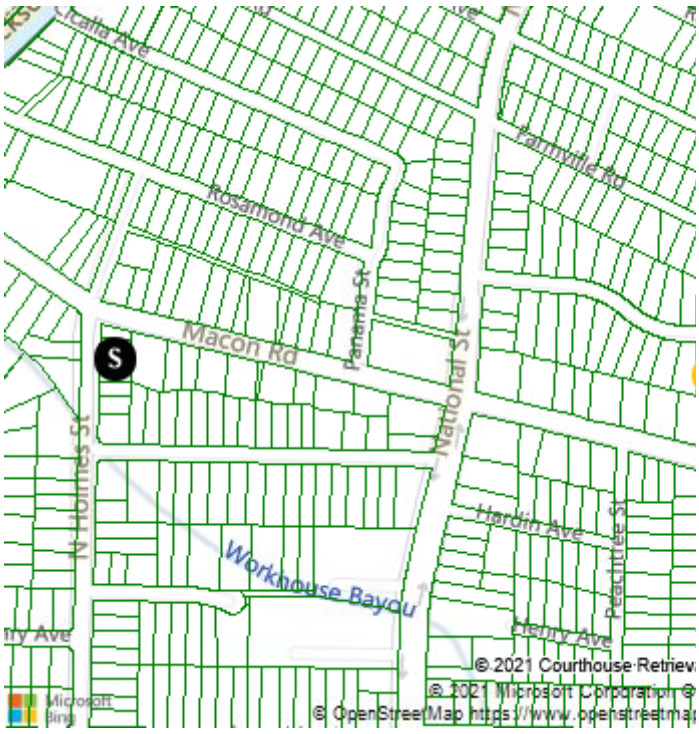
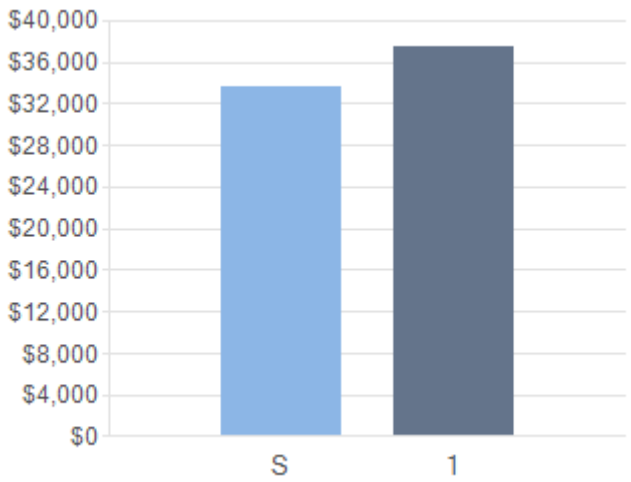
COMPARABLE SALES FOR

Property Address	1116 N Holmes St Memphis, TN 38122 Parcel ID 038026 00034
Average $/SF	$45.07 /sq ft (1 Comps)

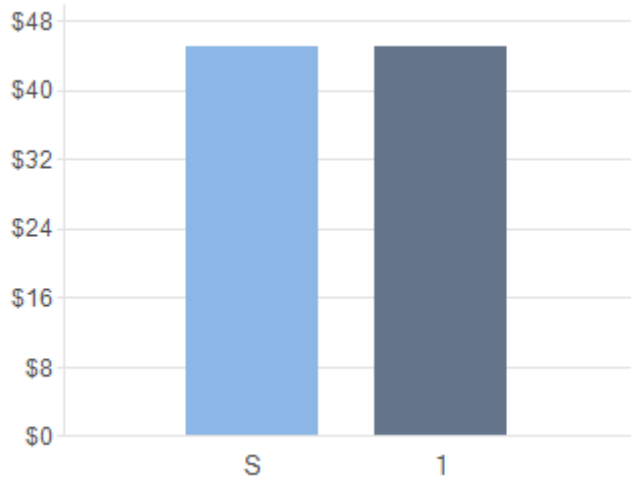
Square Feet x Average $/SF	$33,533
Last Sale Price x HPI	N/A
Tax Appraisal x Sale Price/Tax Appraisal Ratio	$24,751





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 632 and 856, and located in Map Area(s) 751B.

OTHER RECENT SALES

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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	F
808 N Holmes St	0.59 mi	751B	11/15/2021	$41,000	N(WD)			CU	Apr	05/11	1203	34	1	7	3	1.0		VM/WD	F	1922	0.11			F	
919 N Highland St	0.52 mi	751B	11/09/2021	$75,000	N(WD)			CU	Apr	04/95	2277	33	1	8	3	2.0		BR	A	1925	0.3	N	N		
3461 Vernon Ave	0.42 mi	751B	11/02/2021	$41,000	N(WD)			CU	MLS	11/21	999	41	1	6	2	1.0		VM		1932	0.17	Y	N	F	
3330 Farmville Ave	0.25 mi	751B	10/22/2021	$35,000	N(WD)			CU	Apr	06/06	1194	29	1	6	2	1.0	G1D	VM	A	1951	0.13	Y	N	G	
3367 Hardin Ave	0.16 mi	751B	10/22/2021	$126,500	N(WD)	$1,000	75	CV	Apr	09/05	1605	78	1	7	4	2.0		BR	A	1960	0.22	Y	N	F	
3480 Rosamond Ave	0.35 mi	751B	10/15/2021	$90,000	N(WD)		78	PO	Apr	04/12	1533	59	1	5	3	2.0		BR/WD	F	1952	0.33	Y	N	G	
1148 Panama St	0.18 mi	751B	10/07/2021	$28,000	N(WD)		321	PO	Apr	09/05	1380	20	1	6	3	2.0		BR	A	1955	0.18	Y	N	F	
3368 Given Ave	0.40 mi	751B	09/10/2021	$70,000	N(WD)			CU	MLS	09/21	960	73	1	5	2	1.0		OT		1950	0.22	N	N	O	
3397 Farmville Ave	0.24 mi	751B	08/30/2021	$75,000	N(WD)			CU	MLS	08/21	1386	54	1	6	3	2.0		BR		1948	0.15	N	N	O	
3432 Mayflower Ave	0.49 mi	751B	08/25/2021	$57,500	N(WD)		132	PO	Apr	10/03	1354	42	1	6	3	1.0	C1A	VM	A	1941	0.17	N	N	O	
3477 Mayflower Ave	0.48 mi	751B	08/23/2021	$71,000	N(WD)			CU	Apr	01/97	956	74	1	5	2	1.0	C1A	VM	G	1943	0.17	Y			
947 N Highland St	0.47 mi	751B	08/20/2021	$60,000	N(WD)			CU	Apr	09/18	1294	46	1	5	2	1.0		BR/WD	A	1930	0.31	Y	N	G	1
3411 Faxon Ave	0.86 mi	751B	08/20/2021	$130,000	N(WD)		97	CV	Apr	08/21	1120	116	1	5	2	2.0		OT	G	1954	0.19	Y	N	G	
3311 Guernsey Ave	0.34 mi	751B	08/16/2021	$25,000	N(WD)			CU	Apr	04/12	1233	20	1.5	5	3	2.0		WD/VM	A	1925		Y	N	F	
3304 Powell Ave	0.54 mi	751B	08/16/2021	$121,750	N(WD)		95	CV	Apr	04/93	1313	93	1	5	2	1.0	G1D	WD	F	1933	0.22	N	N		1
3391 Buchanan Ave	0.28 mi	751B	08/05/2021	$44,550	N(WD)			CU	MLS	08/21	972	46	1	5	2	1.0		OT		1946	0.15	N	N	O	
3353 Given Ave	0.44 mi	751B	07/30/2021	$48,000	N(WD)			CU	Apr	08/96	1226	39	1	6	3	1.0	C1A	OT/BR	A	1928	0.22	N	N		
3476 Lamphier Ave	0.40 mi	751B	07/19/2021	$45,000	N(WD)			CU	Apr	01/04	985	46	1	5	2	1.0	C1D	VM	A	1925	0.16	Y	N	F	
3464 Bowen Ave	0.70 mi	751B	07/15/2021	$28,400	N(WD)			CU	Tax	12/18	1170	24	1	6	3	2.0		OT		1930	0.22			O	
3368 Given Ave	0.40 mi	751B	07/15/2021	$53,000	N(WD)		97	PO	MLS	03/02	1234	43				0.0		OT		1950	0.22	N	N		

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