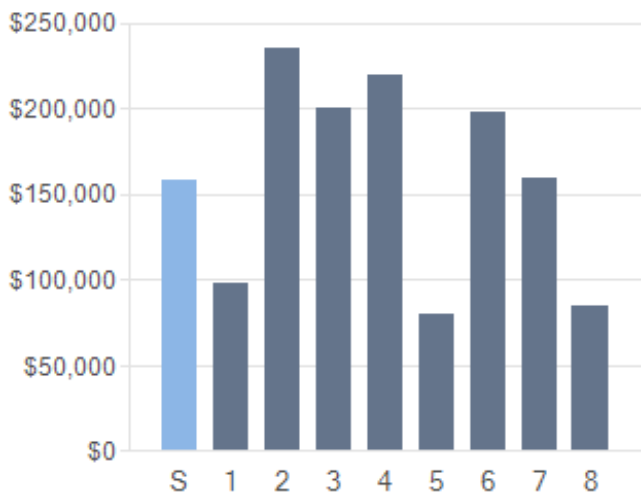
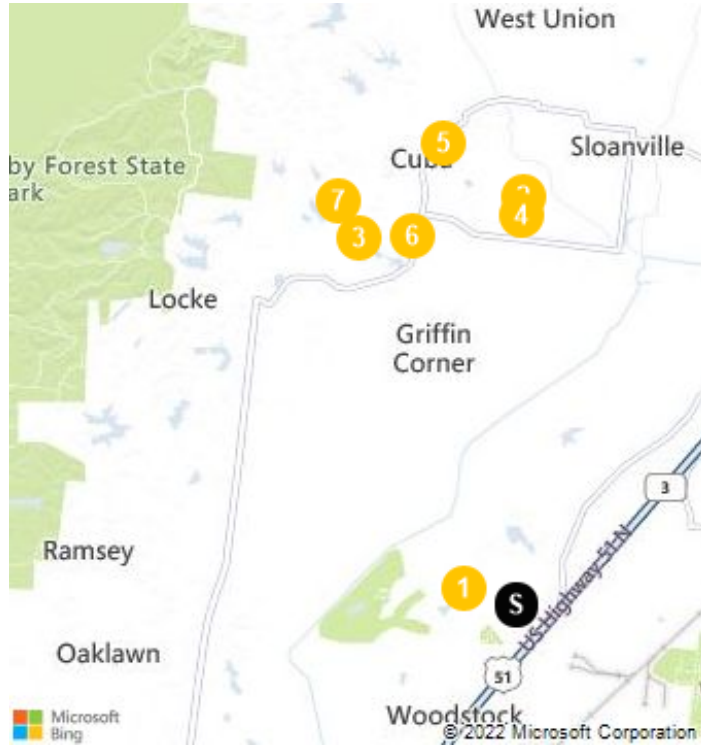


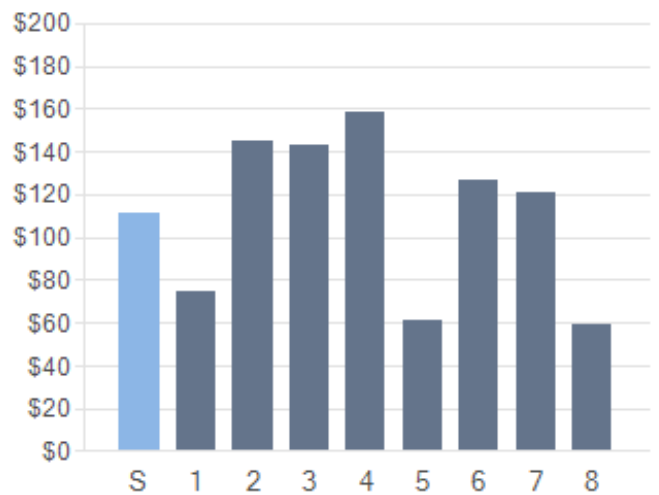


COMPARABLE SALES FOR

Property Address	2738 Moonview Rd	Square Feet x Average \$/SF	\$158,951
	TN 38053	Last Sale Price x HPI	\$92,043
	Parcel ID D0135 00309	Tax Appraisal x Sale Price/Tax Appraisal Ratio	\$120,861
Average \$/SF	\$111.31 /sq ft (8 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 1214 and 1642, and located in Map Area(s) 721C.

COMPARABLE SALES

	Address	Dist	Map	Date	Price	Type	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrblt
1	6106 Woodstock-Cuba Rd	0.52 mi	721C	02/08/2022	\$98,000	N(WD)		128	PO	Tax	12/18	1316	74	1	5	2	1.0		WD		1899
2	8055 Rankin Branch Rd	3.85 mi	721C	02/02/2022	\$235,000	N(WD)			CU	MLS	02/22	1616	145	1	7	3	2.0	G2A	BR/WD		1978
3	7845 Deer Lake Dr	3.76 mi	721C	01/28/2022	\$200,000	N(WD)		97	CV	Apr	02/02	1399	143	1	6	3	2.0		WD	A	1976
4	7965 Rankin Branch Rd	3.68 mi	721C	01/11/2022	\$220,000	N(WD)		95	CV	Apr	06/94	1387	159	1	6	3	1.1	G2A	WD	A	1978
5	2355 Cuba-Millington Rd	4.41 mi	721C	12/28/2021	\$80,000	N(WD)		158	PO	Apr	11/98	1298	62	1	6	3	1.0		OT	F	1950
6	7863 Woodstock-Cuba Rd	3.62 mi	721C	12/17/2021	\$198,000	N(WD)	\$3,000	101	CV	Apr	02/06	1562	125	1	6	3	2.0	G2D	SO	A	1948
7	8020 Abston Rd	4.17 mi	721C	12/06/2021	\$160,000	N(WD)		101	OT	Apr	11/21	1320	121	1	6	3	1.0		VM	G	1964
8	7111 Independence Rd	2.23 mi	721C	11/23/2021	\$85,000	N(WD)		164	PO	Tax	12/14	1431	59	1	6	3	2.0		VM		2006

Min Sale Price:	\$80,000.00	Min Sq Ft:	1298	8 Comparables
Max Sale Price:	\$235,000.00	Max Sq Ft:	1616	Avg Sale Price: \$159,500.00
Median Sale Price:	\$179,000.00	Avg Sq Ft:	1416	Avg \$/SF 113