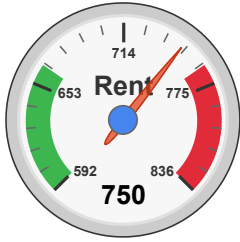


Your rent is reasonable for your area.



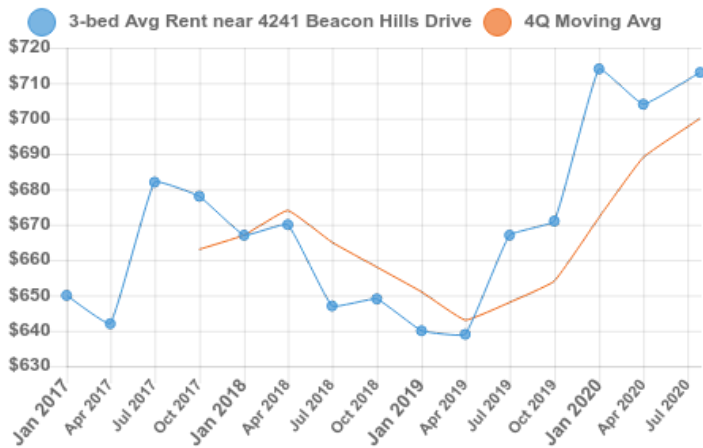
4241 Beacon Hills Drive Memphis, Tennessee 38127

Results based on 15, 3-bedroom, single bath House rentals seen within 12 months in a 1.50 mile radius.

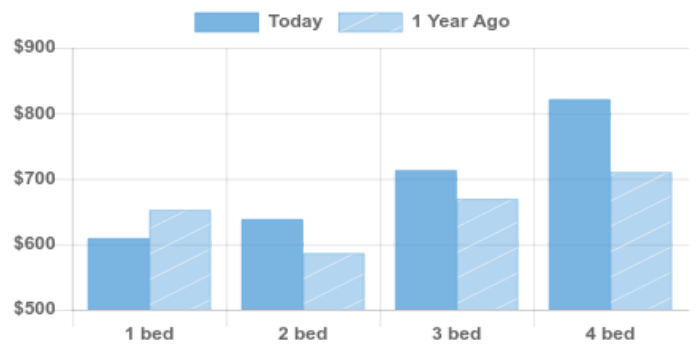
AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$713 ±3%	\$715	\$664	\$763

Report generated: 27 Jul 2020

Historical Trend Line



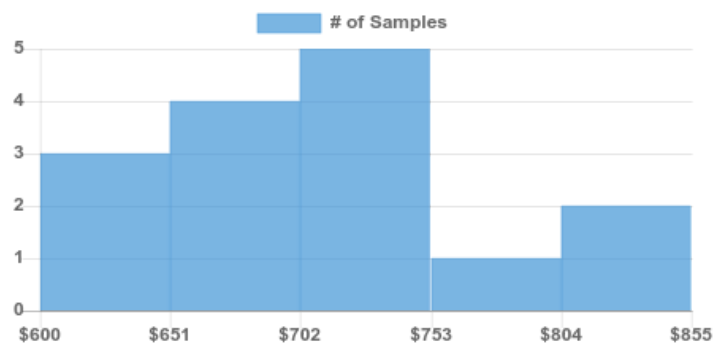
Average Rent by Bedroom Type



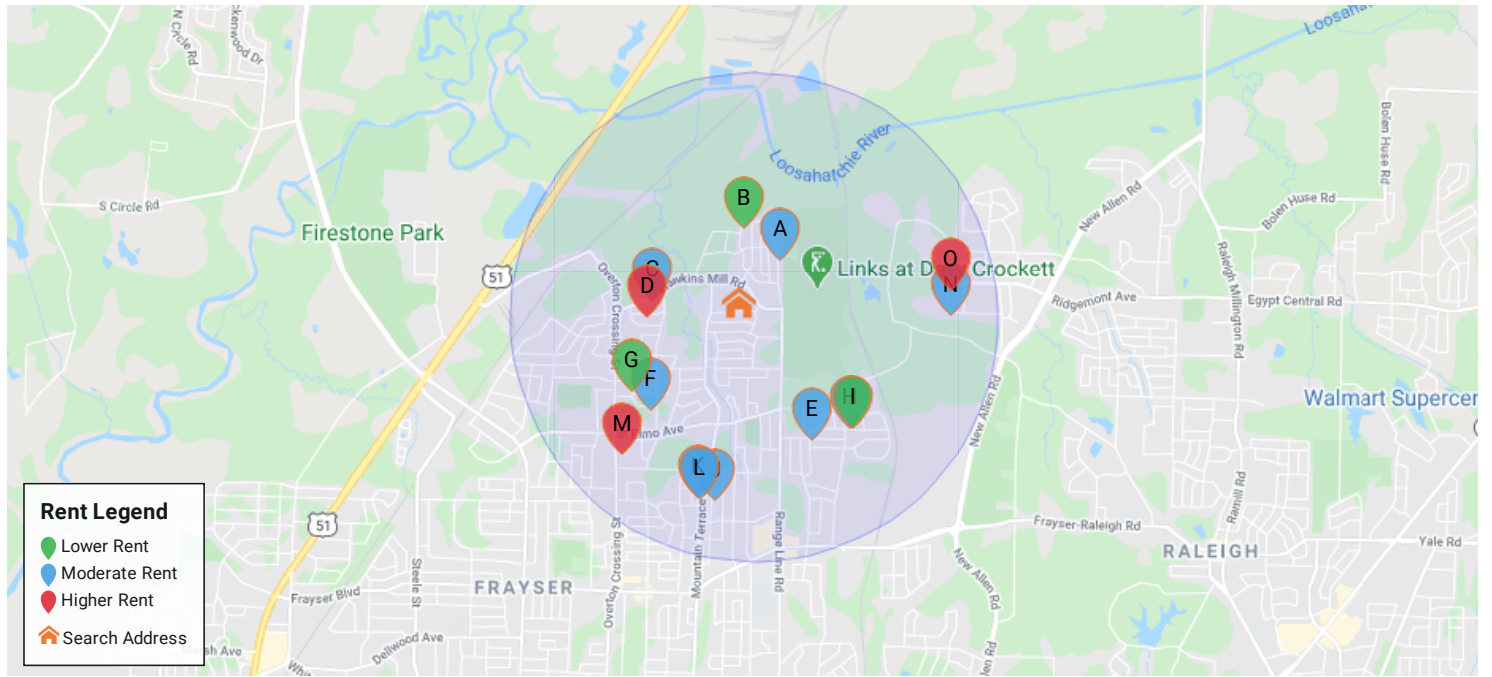
Summary Statistics

Sample Size	15
Sample Min	\$600
Sample Max	\$850
Sample Median	\$715
Sample Mean	\$713
Sample Standard Deviation	\$74
25th – 75th Percentile	\$664 – 763
10th – 90th Percentile	\$619 – 808
5th – 95th Percentile	\$592 – 835

Rent Distribution



Sample of Listings Used



Google

Map data ©2020

	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	4426 Range Line Rd, Memphis, TN 38127	0.47 mi	\$695	850 ft ²	\$0.82/ft ²	3 bed	1.0ba	House	Apr 2020
B	4532 Sunny View Dr, Memphis, TN 38127	0.68 mi	\$600	800 ft ²	\$0.75/ft ²	3 bed	1.0ba	House	Feb 2020
C	2221 Hawkins Mill Rd, Memphis, TN 38127	0.78 mi	\$725	980 ft ²	\$0.74/ft ²	3 bed	1.0ba	House	Apr 2020
D	2215 Lisa Ave, Memphis, TN 38127	0.8 mi	\$825	1,401 ft ²	\$0.59/ft ²	3 bed	1.0ba	House	Jun 2020
E	2743 Northmeade Ave, Memphis, TN 38127	1.02 mi	\$750	1,119 ft ²	\$0.67/ft ²	3 bed	1.0ba	House	Jun 2020
F	2233 Aberdeen Ave, Memphis, TN 38127	1.04 mi	\$665	1,029 ft ²	\$0.65/ft ²	3 bed	1.0ba	House	Jul 2019
G	2170 Hillside Ave, Memphis, TN 38127	1.08 mi	\$615	1,296 ft ²	\$0.47/ft ²	3 bed	1.0ba	House	Nov 2019
H	2872 Gruber Dr, Memphis, TN 38127	1.1 mi	\$715	6,098 ft ²	\$0.12/ft ²	3 bed	1.0ba	House	Jul 2019
I	3891 Ferdie Cove, Memphis, TN 38127	1.11 mi	\$625	1,050 ft ²	\$0.60/ft ²	3 bed	1.0ba	House	Jun 2020
J	3650 Suzanne Dr, Memphis, TN 38127	1.41 mi	\$725	1,194 ft ²	\$0.61/ft ²	3 bed	1.0ba	House	Apr 2020
K	3663 Mountain Terrace St, Memphis, TN 38127	1.41 mi	\$665	936 ft ²	\$0.71/ft ²	3 bed	1.0ba	House	Aug 2019
L	3657 Mountain Terrace St, Memphis, TN 38127	1.42 mi	\$695	1,041 ft ²	\$0.67/ft ²	3 bed	1.0ba	House	Apr 2020
M	2136 Townsend Ave, Memphis, TN 38127	1.43 mi	\$850	1,195 ft ²	\$0.71/ft ²	3 bed	1.0ba	House	Apr 2020
N	3207 Keystone Ave, Memphis, TN 38128	1.48 mi	\$750	1,242 ft ²	\$0.60/ft ²	3 bed	1.0ba	House	May 2020
O	3204 Jameswood Dr, Memphis, TN 38128	1.49 mi	\$795	1,230 ft ²	\$0.65/ft ²	3 bed	1.0ba	House	Nov 2019

Subject Property Details

4241 Beacon Hills Drive, Memphis, Tennessee 38127

Vitals

Bedrooms	2
Baths	1
Year Built	1973
Property Use Group	Residential

Tax Information

Year Assessed	2019
Assessed Value	\$11,075
Tax Fiscal Year	2018
Tax Rate Area	
Tax Billed Amount	\$802.00

Sale Information

Assessor Last Sale Date	2016-06-07
Assessor Last Sale Amount	\$329,600
Deed Last Sale Date	2016-06-07
Deed Last Sale Amount	\$329,600

Property Size

Building Area	1,014 ft ²
Lot Area	0.1832 acres
Lot Dimensions	150.0×79.0

Deed Information

Mortgage Amount	\$329,600
Mortgage Date	2016-06-07
Lender Name	PICKETT PROPS

Other Information

Roof Material	Composition Shingle
HVAC Cooling Detail	Commercial AC
HVAC Heating Detail	Forced Air
HVAC Heating Fuel	Type Unknown

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