
SHELBY COUNTY RESIDENTIAL QUICK REFERENCE GUIDE



Chandler Reports
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Shelby County Residential

www.chandlerreports.com

Property Profile

Chandler's exclusive Property Profile offers a comprehensive single-source report on any property in the county, including building permit data, most current physical data, sale history, ownership, and property tax data.

Automatic Comparables

Chandler's exclusive Automatic Comparables are handpicked by real humans who know Shelby County real estate. If you need comps for a two-story single-family home, Chandler excludes the duplex next door and the smaller bungalow across the street. Comps are drawn from the last 12 months of sales data to match your selected property, feature for feature.

Custom Comparables

Chandler's exclusive Custom Comparables let you tailor comparables for your own unique needs. Build comps for an unusual property such as a high-end custom home. Do some prospecting for a general market, such as all downtown condo sales. Choose your own comparable points, such as address, year built, or any area from a single subdivision to all of Shelby County.

Maps

New Maps link provides direct access by address to GIS Maps, Mapped Sales Comparables, Neighborhood and Crime Reports and Assessor's Maps.

Subdivision Labels

The Subdivision Labels tool generates a spreadsheet or PDF file with a list of all addresses and property owner names in a subdivision. It's great for "farming" a subdivision or announcing a new business.

Foreclosure Effect

Review the total potential effect that foreclosures have on value within 1/8 mile radius of your subject property. This report lists the total number of foreclosures, the total dollar amount of potential effect and the total percentage of potential effect.

Learn More Component

The Daily News Online component through the "Learn More" feature provides an in-depth view of a Buyer/Seller or property address. Review public records on Foreclosures, Bankruptcies, Marriage Licenses, Divorces and more! You also have the ability to print Crime and Neighborhood Reports.





Viewing the Property Profile Report

Address	Neighborhood	Map Loc.	Census Tract	Zip Code
9528 EDNAM CV	HIGHLANDS	163-003	021353	38139

Click here to view the lot sales for the subdivision

Builder :	RICKS,DOYLE	Custom Built :	NO	Sq. Ft. :	5,300
Permit Amt. :	\$450,000	1st Inspection :	4/1994	Bedrooms :	5
Adj. Permit :	\$424,144	Final Insp. :	5/1995	Baths F/H :	4/0
Sale Price :	\$644,700	Sale Date :	5/1995	Parking Sp. :	3
Subdivision :	HIGHLANDS - Section B			Lot :	0085

This is the original building permit information that comes from the Code Office. For additional permit data from the Code Office, you can click here. This information is updated daily

[Click Here For Available Permit Information](#)

MOST CURRENT PHYSICAL INFORMATION

Building :	5,396 SQ. FT. 2.0 STORIES. 10 ROOMS. 5 BEDROOMS. 4 FULL BATHS. 2 HALF BATHS.
Parking :	3 CAR ATTACHED GARAGE.
Appraisal :	5/2002 BY INDEPENDENT APPRAISER.
Construction :	STUCCO. BUILT IN 1995. EXCELLENT CONDITION.
Miscellaneous :	CENTRAL AIR. 4 FIREPLACES. DEN. 7 APPLIANCES. CABANA. POOL.

This is the most current physical description of the property that we have gathered from independent Appraiser sources, building permits and the County Assessor's office.

SALE INFORMATION

Sale Information :	\$675,000 (\$125.09/SQ. FT.) ON 6/13/2002. SOLD TO BOSWORTH ALAN D BY GREGORY M LANGSTON DEED: 02103238. View All Grantee/Grantors
Mortgage Info :	\$540,000 FIRST TRUST BANK FOR SAVINGS (CONVENTIONAL ADJUSTABLE RATE)
Building :	5,396 SQ. FT. 2.0 STORIES. 10 ROOMS. 5 BEDROOMS. 4 FULL BATHS. 2 HALF BATHS.
Parking :	3 CAR ATTACHED GARAGE.
Appraisal :	5/2002 BY INDEPENDENT APPRAISER.
Construction :	STUCCO. BUILT IN 1995. EXCELLENT CONDITION.
Miscellaneous :	CENTRAL AIR. 4 FIREPLACES. DEN. G APPLIANCES. 1.20 ACS. POOL.



This section lists all prior sale information and includes historical pictures of the property. The sale history data goes back to 1968. We receive this information from the Register's Office. Each deed is thoroughly reviewed by our Data Specialists before entered into our system. Sales history is reviewed and updated daily.

Sale Information :	\$644,670 (\$119.16/SQ. FT.) ON 5/17/1995. SOLD TO GREGORY M & ELIZABETH LANGSTON BY DOYLE C RICKS AND CO DEED: FB9574.
Mortgage Info :	\$500,000 FIRST TENNESSEE BANK NATL (CONVENTIONAL FIXED RATE)
Building :	5,410 SQ. FT. 2.0 STORIES. 11 ROOMS. 5 BEDROOMS. 4 FULL BATHS. 2 HALF BATHS.
Parking :	3 CAR ATTACHED GARAGE.
Appraisal :	4/1995 BY INDEPENDENT APPRAISER.
Construction :	STUCCO. BUILT IN 1995. EXCELLENT CONDITION.
Miscellaneous :	CENTRAL AIR. 4 FIREPLACES. DEN. JACUZZI/WHIRLPOOL. 4 APPLIANCES. POOL.

LOT SALES INFORMATION

Deed #	Sale Date	Sale Price	Included Lots
EE2715	2/10/1994	77,500	0085
EE2716	2/15/1994	86,200	0085

MLS INFORMATION



Viewing the Property Profile Report Cont.

MLS INFORMATION

(Information Thru 7/18/2001 - No Later MLS Listings Available)

Date	Volume	Page
2/10/1995	003	0645

OWNERSHIP & LEGAL INFORMATION

Parcel: [G0232N C00029](#)
 Classification/Zoning : RESIDENTIAL - SINGLE FAMILY / RE-1
 Subdivision : THE HIGHLANDS SEC B. LOT 85 . MAP PAGE: [177D](#)
 Legal : NS EDNAM CV
 Lot Size : 1.20 ACRES. 1.2AC 116.77X230.40IRR . 52272 SQFT.
 Owner : BOSWORTH ALAN D
 Owner's Address : 9528 EDNAM CV
 GERMANTOWN, TN , 381396821

Click here to view a complete certified tax roll record.

This section contains all of the legal information pertaining to the property. We obtain this information from the Shelby County Assessor's office.

2008 ASSESSOR'S APPRAISAL & ASSESSMENT INFORMATION

2008 (Current)	Land	Building	Total
Appraisal	\$216,500	\$417,000	\$633,500
Assessment	\$54,125	\$104,250	Photo Not Available

2008 PROPERTY TAX

	City	County	Total
Amount	\$2,438.98	\$6,477.54	\$8,916.51
Rate per \$100	\$1.54	\$4.09	\$5.63

Additional Reports Available:

Compressed Comparable Sales Report (No Photos.) [Arms-Length Sales Only](#) [All Sales](#)
 Detailed Comparable Sales Report w/Photos. [Arms-Length Sales Only](#) [All Sales](#)
 Detailed Comparable Sales Report Without Photos. [Arms-Length Sales Only](#) [All Sales](#)

Click here to review comp reports.

[View Foreclosure Effect Report](#) **New!**

Access to Foreclosure Effect Report

Map This Property



[Chandler GIS Mapping with parcels](#)



[Tax Map \(tif format\)](#)



[MapQuest Street Map](#)

Access GIS Maps (with parcel dimensions for the property), the tax map, and MapQuest street maps for directions.

Using the Foreclosure Effect Report

The Foreclosure Effect Report is accessible from Chandler Reports Home Page via the link under the Shelby County Residential header and is also located at the bottom of the Property Profile page directly below the sales comps reports. From the Property Profile, simply click the "View Foreclosure Effect Report" to review the potential effect that foreclosures have had on the value of the subject property.

**SHELBY COUNTY FORECLOSURE EFFECT
FOR 9035 WEEPING CHERRY -GARDENS/BERRYHILL
PREPARED 4/28/2009 ON CHANDLERREPORTS.COM**

The foreclosure effect report is based on research conducted by the [Woodstock Institute](#) regarding the historical impact of foreclosures on the value of neighboring homes. Modified based on our expertise, Chandler's foreclosure effect report reflects the following:

- All foreclosures within 1/4 of a mile of the subject property within the last two years.
- A negative effect of 1.3% for each foreclosure within 1/8 of a mile of the property.
- A negative effect of .6% for each foreclosure within 1/8 to 1/4 of a mile of the property.
- The effect is applied to the most recent tax appraised value of the property.

SUBJECT PROPERTY

Address	Neighborhood	Zip Code	2008 Assessor Value
9035 WEEPING CHERRY	GARDENS/BERRYHILL	38016	\$173,800

FORECLOSURES AND THEIR POTENTIAL EFFECT

Deed No	Sale Date	Street Address	Zip Code	Distance	Effect	Potential Adjusted Value
08144706	11/1/2008	9035 GRACIE	38016	0.05	(\$2,372)	\$171,428
08059678	5/1/2008	9075 GRACIE	38016	0.05	(\$2,372)	\$169,055
08067716	5/1/2008	9062 FULTON	38016	0.06	(\$2,372)	\$166,683
07107714	7/1/2007	9066 FULTON	38016	0.06	(\$2,372)	\$164,311
07096261	6/1/2007	9063 FULTON	38016	0.06	(\$2,372)	\$161,938
07144265	9/1/2007	9091 FULTON	38016	0.06	(\$2,372)	\$159,566
08091636	7/1/2008	9085 FULTON	38016	0.06	(\$2,372)	\$157,193
07100592	6/1/2007	2137 PURPLE LEAF	38016	0.07	(\$2,372)	\$154,821
08145746	11/1/2008	9136 BERRY GARDEN S	38016	0.15	(\$1,130)	\$153,691
08095230	7/1/2008	2249 CORAL TREE	38016	0.15	(\$1,130)	\$152,562
08106812	8/1/2008	2152 BERRY GARDEN E	38016	0.16	(\$1,130)	\$151,432
08146339	11/1/2008	8973 GRACIE CV	38016	0.16	(\$1,130)	\$150,302
09004908	1/1/2009	2184 STONE STREAM	38016	0.16	(\$1,130)	\$149,173
08145649	11/1/2008	8991 FULTON	38016	0.18	(\$1,130)	\$148,043
08160707	12/1/2008	2060 BOHEMIA CV	38016	0.21	(\$1,130)	\$146,913

Total Potential Effect: **(\$26,887)**
Percent of Value: **-15.47%**
No. of Foreclosures: **15**

Reviewing Compressed Comp Reports

Codes to Know

Mtg Amount=Amount of new mortgage, if no amount is reported, sale was made for cash or on a loan assumption.

Lender=Lender of the mortgage

Type=The type of loan

Price/SqFt=The price per square foot of heated area

SqFt=Total heated living area.

Sty=Number of stories in the house.

RM=Number of rooms in the house.

BR=Number of bedrooms in the house.

Bth=Number of bathrooms in the house.

Const Type=The make up of the home (BV=brick veneer, HB=hardboard, WD=wood, etc.)

Cars=Garage Type (G=Garage, 1D=single detached, 2A=double attached etc.)

Yr=Estimated year house constructed

SC=Source of the physical information. All info is from appraisers unless "A" is listed which is from the tax assessor's records.

CD=Condition of property
1 or E=Excellent
2 or G=Good
3 or F=Fair
4 or B=Poor
P=Proposed
A=Average

CA=Central air conditioning

FP=Fireplace

JA=Jacuzzi or whirlpool type tub

PL=Swimming Pool

Sec Sub=Secondary Subdivisions Searched: The numbers will correspond to the subdivision names in the key at the bottom of the page.

Click on address to review the property profile.

SUBJECT PROPERTY:

Address	Sale Date	Selling Price	Mtg. Amount	Len dor	Ty pe	Price/ SqFt	SqFt	Sty	R M	B R	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S C	C D	F A	J P	Sec Sub
9528 EDNAM CV							5396	2	10	5	4.2	STUC	G 3A	1995	CABANA	1.200	5/02	I	E	X	4	X

LATEST COMPARABLE SALES:

Address	Sale Date	Selling Price	Mtg. Amount	Len dor	Ty pe	Price/ SqFt	SqFt	Sty	R M	B R	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S C	C D	F A	J P	Sec Sub
9551 FOXHILLS	2/29/08	\$700,000	\$629,300	REG	CA	\$116.09	6030	2.0	11	5	5.0	BVFR	G 3A	1994		1.5	11/06	?	G	X	2	X
9474 FOXHILL N	8/27/07	\$1,020,000	\$670,000	FTB	12	\$211.18	4830	2.0	9	4	3.1	BV	G 2A	1992		1.04	7/05	,	G	X	1	X
2639 FOXHILL E	7/24/07	\$670,000	\$676,700	NAV	CF	\$129.79	5162	1.5	11	5	4.1	BVFR	G 3A	1997	SPA	1.3	7/07	Q	G	X	2	X
9600 EDNAM CV	5/23/07	\$845,000	\$645,000	OTH	CF	\$142.09	5942	2.0	13	6	5.0	BVWD	G 3A	1993		1.2	1/07	~	G	X	2	X
9521 FOXHILL S	5/23/07	\$1,150,000	\$600,000	PNB	CA	\$170.67	6738	2.0	13	6	6.1	BVWD	G 4A	1995	HOT TUB	1.7	6/07	6	G	X	3	X
9494 FOXHILL N	5/7/07	\$945,000				\$159.31	5932	2.0	14	5	4.2	BV	G 4	1990	OTH SALE	1.32	3/07	6	G	X	1	X
9494 FOXHILL N	5/3/07	\$945,000				\$159.31	5932	2.0	14	5	4.2	BV	G 4	1990	3RDPARTY	1.32	3/07	6	G	X	1	X
2499 FOX HILL	3/30/07	\$810,000	\$417,000	MER	CA	\$136.55	5932	2.0	11	6	4.1	BVWD	G 3A	1994		1.18	9/05	C	G	X	3	
2458 DOVE GROVE CV	11/6/07	\$680,000	\$646,000	SMI	12	\$136.35	4987	2.0	11	5	3.1	BVSI	G 3A	1988		1	4/01	C	G	X	1	X
9452 GWYNNBROOK CV	6/29/07	\$920,000	\$736,000	COU	CA	\$141.47	6503	1.5	14	5	4.1	BV	G 3A	1992		1.1	6/07	6	E	X	1	X
9470 SPRING HOLLOW S	6/15/07	\$957,000	\$765,600	ABN	CA	\$140.90	6792	2.0	15	6	6.1	BVWD	G 4A	1990		1.01	5/07	6	E	X	3	X
8945 WINDING WAY	12/27/07	\$749,900	\$712,400	OTH	12	\$137.98	5435	2.0	13	5	4.2	BVWD	G 3A	1993		0.626	12/07	6	V	X	3	X
8865 FOREST GLADE CV	7/30/07	\$810,000	\$688,500	OTH	12	\$145.74	5558	2.0	11	5	4.1	BV	G 3A	2000		0.494	3/06	O	G	X	1	X
8878 WINDING WAY	6/28/07	\$1,045,000	\$836,000	OTH	CF	\$168.66	6196	2.0	13	4	4.1	BV	G 2A	2001		0.779	4/01		N	X	2	3
8960 ON THE HILL	5/30/07	\$875,000	\$344,000	SMI	CF	\$117.15	5762	2.0	14	6	5.2	BVWD	G 3A	1985		1.166	7/02	O	G	X	3	X
2660 CALKINS	5/1/07	\$900,000				\$192.43	4677	1.5	11	4	4.2	BVWD	G 3A	2001		0.553	5/04	,	G	X	3	X
9856 HOUSTON OAKS S	1/10/08	\$418,500	\$405,945	HFN	CF	\$94.11	4447	1.5	10	5	4.1		G 3A	1996		0.344	11/96	O	N	X	2	4
9846 HOUSTON OAKS S	6/20/07	\$430,000	\$344,000	OTH	CF	\$91.37	4706	2.0	11	4	3.1	BV	G 2A	1998		0.344	10/02	,	A	X	2	4
9909 FRANK	7/23/07	\$844,000	\$600,000	WEL	CF	\$153.26	5507	1.5	10	5	4.2	BVFR		2001		1.05	1/07	A	A		2	5
9715 FRANK	5/30/07	\$552,000	\$420,000	OTH	DE	\$126.93	4349	2.0	11	5	4.1	BVWD	G 3A	2004		0.491	7/05	R	E	X	2	5
9832 FRANK	4/12/07	\$517,400	\$413,900	OTH	CF	\$113.39	4563	2.0	10	4	3.1	BVWD	G 3A	1995		0.469	1/07	6	G	X	2	X

Sale Price	Square Feet	Price Per Sq Foot
Minimum: \$418,500	Minimum: 4,349	Minimum: \$91.37
Maximum: \$1,150,000	Maximum: 6,792	Maximum: \$211.18
Average: \$789,705	Average: 5,523	Average: \$142.13

LATEST NON-COMPARABLE SALES:

Address	Sale Date	Selling Price	Mtg. Amount	Len dor	Ty pe	Price/ SqFt	SqFt	Sty	R M	B R	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S C	C D	F A	J P	Sec Sub
2780 KEASLER E	2/28/08	\$1,100,000	\$900,000	FAL	CF	\$153.18	7181	2.0	12	4	5.2	BV	G 5	1997		2	4/01	S	E	X	3	X
2531 WOODHURST CV	6/26/07	\$495,000	\$495,000	OTH	CA	\$138.54	3573	1.0	9	4	3.0	DRVT	G 2A	1994	USB SALE	1	1/01	O	V	X	2	X
2690 OAKHURST CV	5/30/07	\$1,235,000	\$1,060,800	OTH	12	\$173.07	7136	2.0	10	5	5.2	BV	G 4A	1992		2	1/03	G	G	X	2	X
2680 JOHNSON RD	8/6/07	\$1,250,000				\$143.61	8704	2.0	14	5	5.1	BV	G 3A	1994		2	3/00	B	G	X	5	X
8908 FOREST GLADE CV	1/30/08	\$260,000	\$800,000	FFS				2.0	11			BV			PERMIT	0.729	3/00	.	P	X	2	3
8903 WINDING WAY	10/2/07	\$974,000				\$133.64	7288	2.0	17	5	7.1	BV	G 3	2001		0.914	9/07	6	G	X	5	X
2190 HOUSTON PASS	12/21/07	\$436,000				\$109.03	3999	2.0	10	4	2.1	BVFR		1998		0.475	1/07	A	A		1	4
9919 HOUSTON OAKS	8/10/07	\$355,000	\$355,000	BCS	CF	\$107.71	3296	1.5	9	4	3.1	BVWD	G 2A	1996	CCS10000	0.450	8/07	6	A	X	2	X
9790 FRANK	7/31/07	\$390,000	\$312,000	BMT	CF	\$96.56	4039	1.5	10	4	3.1	BVFR	G 3A	1996		0.463	7/07	2	G	X	2	5

Sale Price	Square Feet	Price Per Sq Foot
Minimum: \$260,000	Minimum: 3,296	Minimum: \$96.56
Maximum: \$1,250,000	Maximum: 8,704	Maximum: \$173.07
Average: \$721,667	Average: 5,652	Average: \$131.92

Secondary Subdivisions Searched:

- HIGHLANDS/M
- MEADOWS END
- FOREST HILLS
- HOUSTON ESTATES
- HOUSTON LEVEE TRA

Using the Mapped Comps Tool

You may view Mapped Comps from our Automatic OR Custom Comparables tools from the Compressed Comp view. You may individually select the comps you would like to map or click the "Select All Comps" button. Click the "Map Selected Sales" button when complete, and your mapped sales, including sales information, will open in a new window.

Shelby County Compressed Comparables for **9528 EDNAM CV - HIGHLANDS** Prepared 4/28/2009 by Wendy Greenlaw on CHANDLERREPORTS.COM

SUBJECT PROPERTY:

Address	Sale Date	Selling Price	Mtg. Amount	Len	Ty	Price/ SqFt	SqFt	Sty	R M	B R	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S C C F J P Sec	C D A P A L Sub
9528 EDNAM CV							5396	2	10	5	4.2	STUC	G 3A	1995	CABANA	1.200	5/02	E X 4	X

LATEST COMPARABLE SALES:

New!

Address	Sale Date	Selling Price	Mtg. Amount	Len	Ty	Price/ SqFt	SqFt	Sty	R M	B R	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S C C F J P Sec	C D A P A L Sub	Sel
9595 FOXHILL N	10/30/08	\$1,115,000	\$417,000	PNB	CF	\$197.10	5657	2.0	11	5	5.1	BVST	G 3A	2005		1.18	2/08	H G X 3	X X	<input type="checkbox"/>
2870 KEASLER E	8/25/08	\$537,450	\$417,000	WEL	CF	\$107.51	4999	2.0	11	4	4.1	BVWD	G 3A	1994		2	10/02	, G X 1	X X	<input type="checkbox"/>
9576 EDNAM CV	7/22/08	\$670,000	\$385,000	EBT	CF	\$132.31	5064	2.0	11	4	3.1	DRFR	G 3A	1994		1.1	4/03	^ A X 1	X X	<input type="checkbox"/>
9507 SPRING HOLLOW S	3/12/09	\$530,000	\$417,000	MGN	CF	\$98.57	5377	2.0	9	4	4.1	BV	G 3A	1992		1	9/07	H A X 1	X 2	<input type="checkbox"/>
8968 ON THE HILL CV	12/8/08	\$525,000	\$525,000	OTH	CF	\$90.36	5810	1.5	11	5	4.1	BVWS	G 3A	1984		0.91	10/08	2 G X 2	X 3	<input type="checkbox"/>
8982 ON THE HILL CV	5/19/08	\$515,000	\$309,000	SMI	CF	\$105.51	4881	2.0	10	5	4.1	BV	G 2A	1983	1.03 ACS	1.03	4/06	@ A X 2	X 3	<input type="checkbox"/>
9824 HOUSTON OAKS S	9/12/08	\$492,500	\$397,500	MGN	12	\$108.62	4534	2.0	12	4	3.1	HBBV	G 3A	2001		0.41	8/08	~ G X 2	X 4	<input type="checkbox"/>
2197 MANOR OAKS CV	5/18/08	\$585,000				\$114.53	5108	2.0	11	6	4.1	BV	G 2A	1996		0.47	10/99	\ G X 2	X 4	<input type="checkbox"/>

Sale Price	Square Feet	Price Per Sq Foot
Minimum: \$492,500	Minimum: 4,534	Minimum: \$90.36
Maximum: \$1,115,000	Maximum: 5,810	Maximum: \$197.10
Average: \$621,244	Average: 5,179	Average: \$119.31

LATEST NON-COMPARABLE SALES:

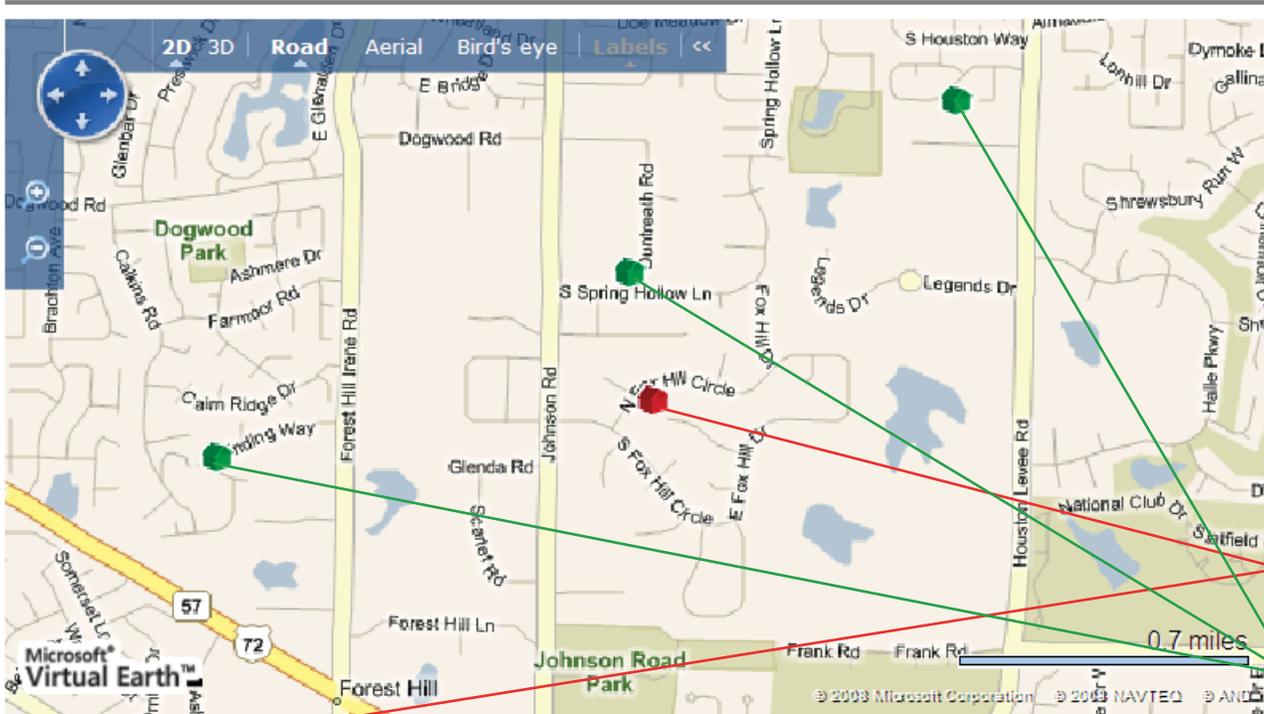
Address	Sale Date	Selling Price	Mtg. Amount	Len	Ty	Price/ SqFt	SqFt	Sty	R M	B R	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S C C F J P Sec	C D A P A L Sub	Sel
2643 LOCKESLEY CV N	2/27/09	\$841,500	\$417,000	SMI	CF	\$116.33	7234	2.0	11	5	5.1	BV	G 4A	1995	CSTM,DCK	1.2	12/08	! A X 4	X	<input type="checkbox"/>
2840 KEASLER E	7/1/08	\$925,000	\$417,000	REG	CF	\$166.34	5561	1.0	10	4	4.1	STUC	G 7	1997		2	3/99	S E X 3	X X	<input type="checkbox"/>
9431 SPRING HOLLOW S	6/19/08	\$968,750	\$417,000	FHL	CF	\$132.32	7321	2.0	13	5	5.2	BVST	G 3A	1990		1.1	4/03	S A X 5	X 2	<input type="checkbox"/>
9641 DEER WALK	5/15/08	\$433,000	\$346,400	SMI	CF	\$117.03	3700	2.0	10	4	2.1	BVWD	G 3A	1991	1.21 ACS	1.21	7/91	3 N X 1	X 2	<input type="checkbox"/>
9891 HOUSTON OAKS S	11/14/08	\$445,000	\$400,500	BCS	CF	\$125.53	3545	1.5	8	4	3.1	BVWD	G 2A	1997		0.5	9/08	O A X 1	X X 4	<input type="checkbox"/>
9910 HOUSTON OAKS N	6/9/08	\$450,500	\$400,945	CBT	12	\$102.53	4394	2.0	8	3	2.1	BVFR		1997		0.48	1/08	A A	2 4	<input type="checkbox"/>
9822 FRANK	8/8/08	\$525,000	\$445,000	FFS	12	\$128.27	4093	2.0	10	4	3.1	BV	G 3A	1999		0.46	7/08	6 G X 2	X X 5	<input type="checkbox"/>

Sale Price	Square Feet	Price Per Sq Foot
Minimum: \$433,000	Minimum: 3,545	Minimum: \$102.53
Maximum: \$968,750	Maximum: 7,321	Maximum: \$166.34
Average: \$655,536	Average: 5,121	Average: \$126.91

Mapped Comps Cont.

CHANDLER REPORTS *mapping*

Shelby County Compressed Comparables for **9528 EDNAM CV**
Prepared 10/10/2008 11:23:31 AM by Chandler Reports on CHANDLERREPORTS.COM



- Map Tools
Zoom In/Out
2D View
3D View
Aerial View
Bird's Eye View

Subject Property

Comparable Properties

SUBJECT PROPERTY:

Address	Sale Date	Selling Price	Mtg. Amount	Type	Price/SqFt	SqFt	Sty	R	B	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Dist	Info	S	C	C	F	J	P	Sec
								M	R							ance	Date	C	D	A	P	A	L	Sub
9528 EDNAM CV						5396	2.0	10	5	4.2	STUC	G 3A	1995	CABANA	1.2	05/02		E	X	4				X

LATEST COMPARABLE SALES:

Address	Sale Date	Selling Price	Mtg. Amount	Type	Price/SqFt	SqFt	Sty	R	B	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Dist	Info	S	C	C	F	J	P	Sec	
								M	R							ance	Date	C	D	A	P	A	L	Sub	
2197 MANOR OAKS CV	05/18/08	\$585,000			\$114.53	5108	2.0	11	6	4.1	BV	G 2A	1996		0.47	1.09	10/99					X	X	2	X 0
9490 SPRING HOLLOW S	03/26/08	\$600,000	\$332,000	CF	\$113.34	5294	2.0	10	4	3.0	BV	G 3A	1989	1.02 ACS	1.02	0.32	1/98	X	G	X	1	X		0	
8945 WINDING WAY	12/27/07	\$749,900	\$712,400	12	\$137.98	5435	2.0	13	5	4.2	BVVD	G 3A	1993		0.62	1.19	12/07	6	V	X	3		X 0		

Using the Market Conditions Analysis Tool

Similar to pulling Mapped Sales Comps, you may select the properties that you would like to include in your Market Analysis. You may select individual properties or select all and hit the "View Market Conditions Form 1004MC" button at the top of the Compressed Comps page.

Shelby County Market Conditions for **9528 EDNAM CV - HIGHLANDS**

SUBJECT PROPERTY:

Address	Sale Date	Selling Price	Mtg. Amount	Len	Ty	Price/SqFt	SqFt	Sty	R	B	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S	C	C	F	J	P	Sec
				dor	pe				M	R								C	D	A	P	A	L	Sub
9528 EDNAM CV							5396	2	10	5	4.2	STUC	G 3A	1995	CABANA	1.200	5/02	I	E	X	4		X	

NEIGHBORHOOD SALES:

Address	Sale Date	Selling Price	Mtg. Amount	Len	Ty	Price/SqFt	SqFt	Sty	R	B	Bth	Const. Type	Cars	Yr.	Remarks	Acre	Info Date	S	C	C	F	J	P	Sec	
				dor	pe				M	R								C	D	A	P	A	L	Sub	
9507 SPRING HOLLOW S	3/12/09	\$530,000	\$417,000	MGN	CF	\$98.57	5377	2	9	4	4.1	BV	G 3A	1992		1	9/07	H	A	X	1	X			
8968 ON THE HILL CV	12/8/08	\$525,000	\$525,000	OTH	CF	\$90.36	5810	1.5	11	5	4.1	BVWS	G 3A	1984		0.91	10/08	2	G	X	2	X			
9595 FOXHILL N	10/30/08	\$1,115,000	\$417,000	PNB	CF	\$197.10	5657	2	0	11	5	5.1	BVST	G 3A	2005		1.18	2/08	H	G	X	3	X	X	
9824 HOUSTON OAKS S	9/12/08	\$492,500	\$397,500	MGN	12	\$108.62	4534	2	0	12	4	3.1	HBBV	G 3A	2001		0.41	8/08	~	G	X	2			
2870 KEASLER E					CF	\$107.51	4999	2	0	11	4	4.1	BVWD	G 3A	1994		2	10/02	,	G	X	1	X	X	
9576 EDNAM CV	7/22/08	\$670,000	\$385,000	EBT	CF	\$132.31	5064	2	0	11	4	3.1	DRFR	G 3A	1994		1.1	4/03	^	A	X	1	X	X	
8982 ON THE HILL CV	5/19/08	\$515,000	\$309,000	SMI	CF	\$105.51	4881	2	0	10	5	4.1	BV	G 2A	1983	1.03 ACS	1.03	4/08	@	A	X	2		X	
2197 MANOR OAKS CV	5/18/08	\$585,000				\$114.53	5108	2	0	11	6	4.1	BV	G 2A	1996		0.47	10/99	\	G	X	2		X	

Market Condition Analysis
Prior 7-12 Months
Prior 4-6 Months
Current - 3 Months
Past 12 Months

Total Number of Comparable Sales (Settled)	5	2	1	8
Absorption Rate (Total Sales/Months)	0.83	0.67	0.33	0.67
Median Comparable Sale Price	\$537,450	\$820,000	\$530,000	\$533,725
Average Comparable Sale Price	\$559,990	\$820,000	\$530,000	\$621,244
Average Comparable Price Per SqFt	\$113.70	\$143.73	\$98.57	\$119.31
Average Comparable SqFt	4917	5734	5377	5179

New Mapping Features



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You Are **REGISTERED**

Name: Wendy Greenlaw
ID: 49641

Residential

show all +

- ▶ Shelby County, TN +
- [Property Profile](#)
- [Automatic Comparables](#)
- [Custom Comparables](#)
- [Lot Sales](#)
- [Assessor's Information](#)
- [Maps](#)
- [Subdivision Labels](#)
- [Subdivision Plates](#)
- [New Housing Inventory](#)
- ▶ DeSoto County, MS +
- ▶ West Tennessee +
- ▶ Middle Tennessee +
- ▶ East Tennessee +

Commercial

show all +

- ▶ Shelby County, TN +
- ▶ DeSoto County, MS +
- ▶ West Tennessee +
- ▶ Middle Tennessee +
- ▶ East Tennessee +

CHANDLER REPORTS
REGION PLUS

Search properties, sales, comparables and more throughout Nashville, Knoxville, Jackson & the rest of Tennessee.

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Chandler Reports Mapping

GIS Maps

Get a Detailed Parcel Map:

Including satellite views, streets, neighborhood sales, etc.



Mapped Sales Comparables

Get Sales Comparables Map:

Including property outlines, measurements and satellite views.



Neighborhood & Crime Reports

Get a Neighborhood Report:

Including foreclosures, building permits, newcomers, crime and more. From The Daily News Online.



Assessor's Maps

Map Number

Address

Ward-Block-Parcel

Owner's Name

Click [here](#) to view a county index map.

[Shelby County Index Map \(685k\)](#)



Directly View Property GIS Parcel Maps

View Mapped Sales Comparables with new Mapped Comps Tool

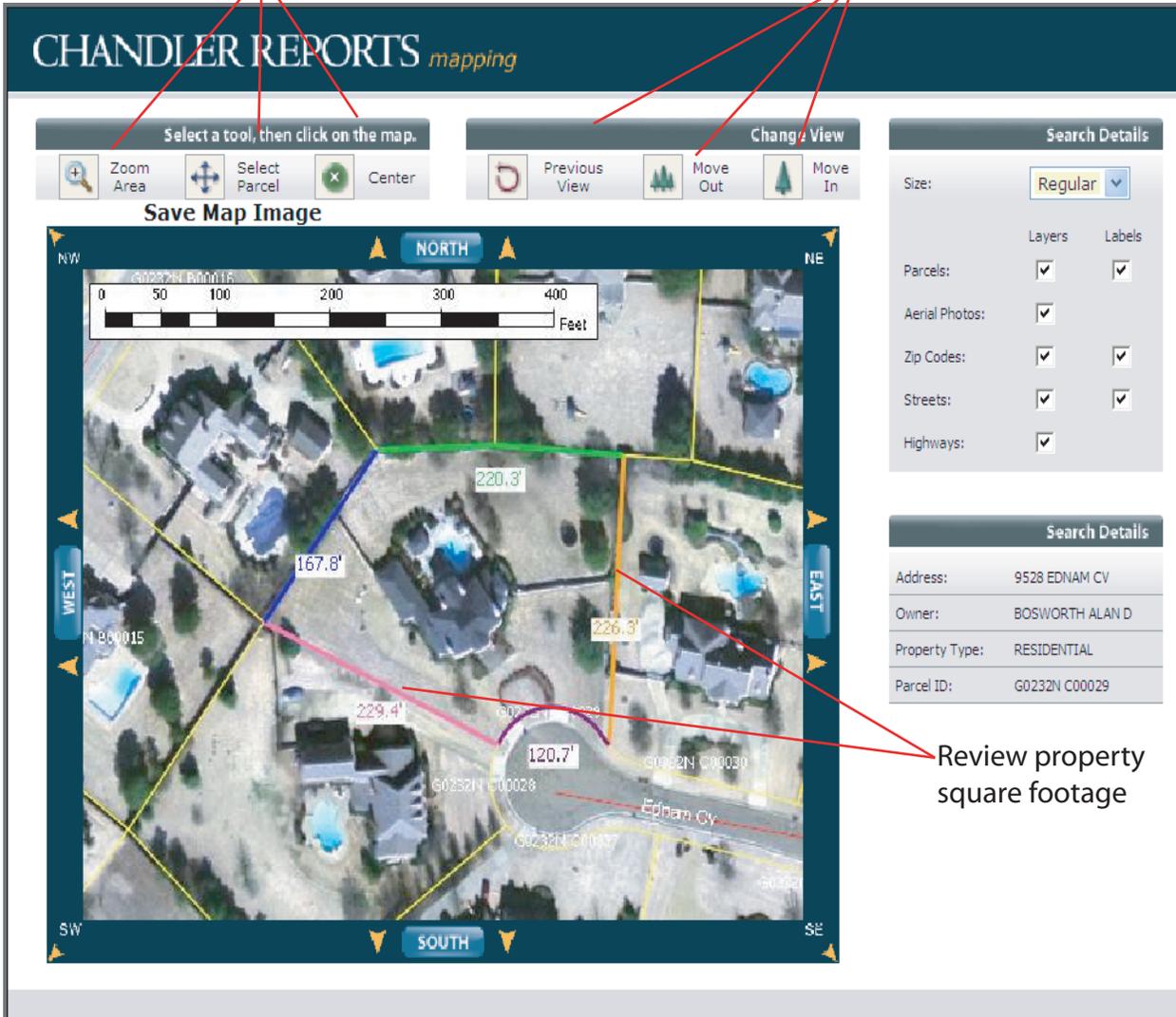
Review a Neighborhood report through The Daily News Online

View Assessor's Maps

GIS Mapping

Zoom in on a specific property, select another parcel in the vicinity, or center your property on the map.

Return to your previous view, move out, or move in on the page.



CHANDLER REPORTS mapping

Select a tool, then click on the map.

- Zoom Area
- Select Parcel
- Center

Change View

- Previous View
- Move Out
- Move In

Save Map Image

Search Details

Size: Regular

	Layers	Labels
Parcels:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aerial Photos:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zip Codes:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Streets:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Highways:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

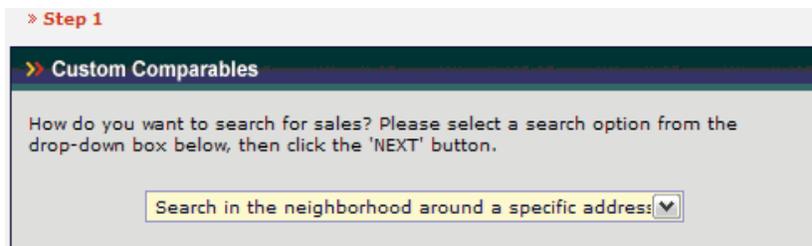
Search Details

Address:	9528 EDNAM CV
Owner:	BOSWORTH ALAN D
Property Type:	RESIDENTIAL
Parcel ID:	G0232N C00029

Review property square footage

- Build comps for an unusual property such as a high-end custom home.
- Do some prospecting for a general market, such as "All Downtown Condo Sales"
- Choose your own comparable points, such as address, year built, or any area from a "single subdivision" to "all of Shelby County"

Step 1: How to search for sales: Choose your search option from this dropdown box. The five search options are outlined below in Step 2.



» Step 1

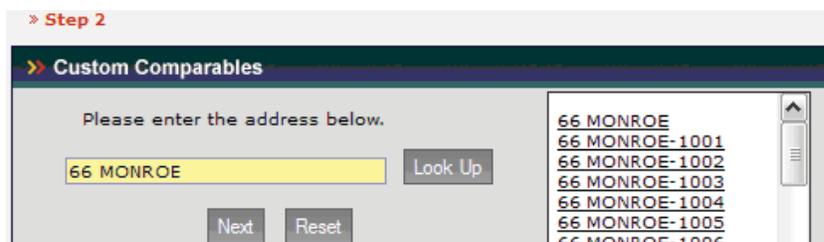
» Custom Comparables

How do you want to search for sales? Please select a search option from the drop-down box below, then click the 'NEXT' button.

Search in the neighborhood around a specific address: ▾

Step 2: Entering your search terms:

1. *Search the neighborhood around a specific address:*
Enter the address in the next screen and click the "Look Up" button, then choose the correct address from the search results. When you choose the address, click the "Next" button.
2. *Search in specific neighborhoods:*
Enter up to four neighborhood names in the next screen and click the "Look Up" button. If an entry matches more than one neighborhood, you'll choose the correct one from the search results. When you choose the neighborhoods, click the "Next" button.
3. *Search on specific streets:*
On the next screen you may enter up to four street names; you may also enter address ranges, such as 100-200 Main. Then click the "Look Up" button. If an entry matches more than one street name, you'll choose the correct one from the search results. When you choose your streets, click the "Next" button.
4. *Search a specific zip code:*
Enter up to four zip codes in the next screen and click "Next."
5. *Search all of Shelby County:*
You'll see a screen confirming that you want to search the entire county (this can take more time). Click "Next."



» Step 2

» Custom Comparables

Please enter the address below.

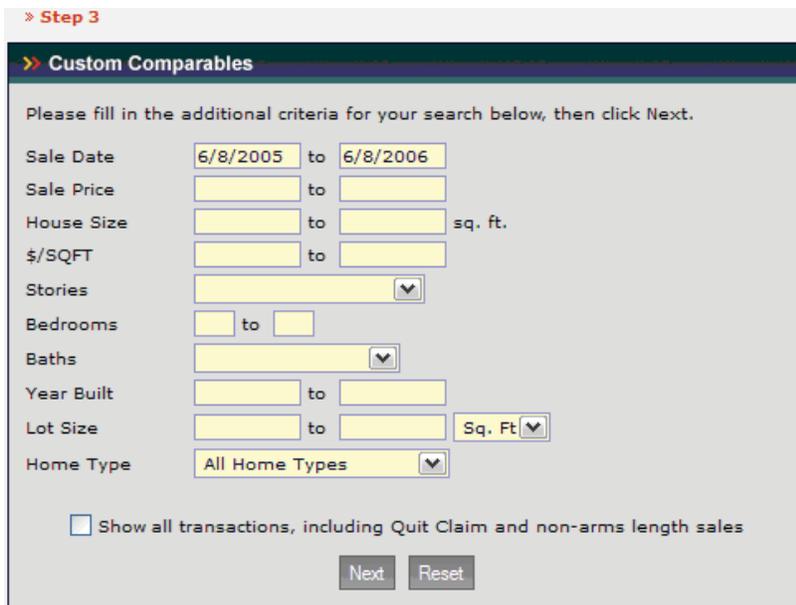
66 MONROE [Look Up]

[Next] [Reset]

- 66 MONROE
- 66 MONROE-1001
- 66 MONROE-1002
- 66 MONROE-1003
- 66 MONROE-1004
- 66 MONROE-1005
- 66 MONROE-1006

Step 3: Additional criteria: All five search options deliver you to this detailed set of additional criteria. All fields are optional, so fill in only those you need:

- **Sale Date:** Enter a range of sale dates. (This automatically defaults to the last 12 months.)
- **Sale Price:** Enter a range of prices.
- **House Size:** Enter a square foot range.
- **\$/SQFT:** Enter a range of prices per square foot.
- **Stories:** Choose the number of stories from the dropdown list.
- **Bedrooms:** Enter a range.
- **Baths:** Choose the number of baths.
- **Year Built:** Enter a range of construction dates.
- **Lot Size:** Enter a range of lot sizes and choose sq. ft. or acres.
- **Home Type:** Choose from single-family, duplexes and triplexes, condominiums,



» Step 3

» Custom Comparables

Please fill in the additional criteria for your search below, then click Next.

Sale Date: 6/8/2005 to 6/8/2006

Sale Price: [] to []

House Size: [] to [] sq. ft.

\$/SQFT: [] to []

Stories: [] ▾

Bedrooms: [] to []

Baths: [] ▾

Year Built: [] to []

Lot Size: [] to [] Sq. Ft. ▾

Home Type: All Home Types ▾

Show all transactions, including Quit Claim and non-arms length sales

[Next] [Reset]

Step 4: Verify: You'll be asked to verify your search selection and:

Report Format: Choose the format that best suits your needs. Compressed reports are best for professionals who are comfortable with many abbreviations. Detailed reports have more space for plain-English descriptions - along with property photos, subdivision names, and buyer/seller names - and are best for presenting to customers.

Customizing a report: To place a customer's name (or your own name) at the top of the report, just enter the name in the final text box of the search form.



Using The Daily News Online through the Chandler Reports "Learn More" Component

When logged into Chandler Reports, search for a property address. Locate the searched property and click the "Click Here" link under "Learn More".

Select the Property Address or the Owner Name to view public records and notices or view an instant Crime or Neighborhood Report.

The screenshot shows the Chandler Reports website interface. At the top, there is a navigation bar with contact information: Phone: 901.458.6419 | Email: webhelp@chandlerreports.com. The main header includes links for Home, Subscribe, Products & Services, Who We Are, and Help. A user status box indicates the user is registered with the name 'Chandler Reports' and ID '46666'. The left sidebar contains two main sections: 'Residential' and 'Commercial', each with a 'show all' button and a list of sub-categories like 'Shelby County, TN', 'DeSoto County, MS', 'West Tennessee', etc. The main content area displays 'Shelby County Property Profile Search Results' with a 'Property Profile' section. It shows '1 matching parcel(s) found.' and a table with columns for 'Compressed Profile', 'Parcel ID', 'Address', and 'Owner'. A table entry shows Parcel ID '068016_00012', Address '5358 DENWOOD', and Owner 'LUDLOW MARK'. A 'Click Here' link is present under the owner name. A 'Daily News' pop-up window is overlaid on the right, featuring the logo and several service offerings: 'Name & Property Research' (searching 13 million names), 'Watch Service' (instant alerts for public records), 'Crime Report' (searching millions of crimes), and 'Neighborhood Report' (viewing crimes and sales in a neighborhood). Each service includes a link to the specific address '5358 DENWOOD'.

If have difficulties logging on, please contact our Customer Support Team at 901-523-1561.



On the right hand side of the homepage, you may select from the following:

Name & Property Search: You may search by name or property address for Shelby County. Select the criteria that you would like to search or all public records will show for that person or property.

Neighborhood Report: Enter a property address to review all public records or notices filed within your subject area.

Crime Report: Enter a property address to review all crimes reported within your subject area.

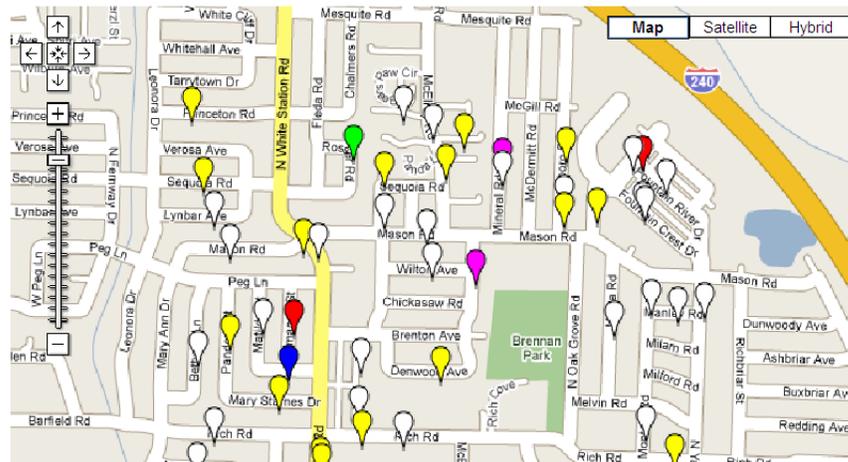
Email Edition: Enter your name and email address to receive a free, electronic copy of The Daily News each day.

Sample Neighborhood Report

Neighborhood Report

Use our Neighborhood Report to view crimes, home sales, foreclosures, newcomers, and much more for any neighborhood in Memphis & Shelby County. (Subscription required)

Address:
 City:
 Zip:
 From:
 To:



Statistics	
Property Specifics	
Sales	5
Mortgages	5
Utility Connections	1
Building Permits	0
Business Licenses	0
Foreclosures	0
Foreclosure Notices	0
FED Warrants	0
Bankruptcies	0
Marriage Licenses	0
Neighborhood	
<input checked="" type="checkbox"/> Sales	31
<input checked="" type="checkbox"/> Mortgages	69
<input checked="" type="checkbox"/> Utility Connections	11

Sales: Warranty Deeds

	Date	Name	Address
View	2/8/2008	Austin, William M	5358 Denwood
View	2/8/2008	Greenlaw, Wendy	5358 Denwood
View	2/8/2008	Ludlow, Mark	5358 Denwood

Mortgages: Trust Deeds

	Date	Name	Address
View	1/11/2008	Countrywide Bank Fsb	5358 Denwood
View	1/11/2008	Ludlow, Mark	5358 Denwood
View	12/31/2003	Austin, Mary B	5358 Denwood Ave

Building Permits

-- No data found --

Newcomers: Utility Connections

	Date	Name	Address
View	9/4/1996	Lhommeau, Patricia A	5358 Denwood Ave

Foreclosure Notices

-- No data found --

Foreclosures

-- No data found --

Marriage Licenses

-- No data found --

FED Warrants

-- No data found --

Bankruptcies -- No data found --

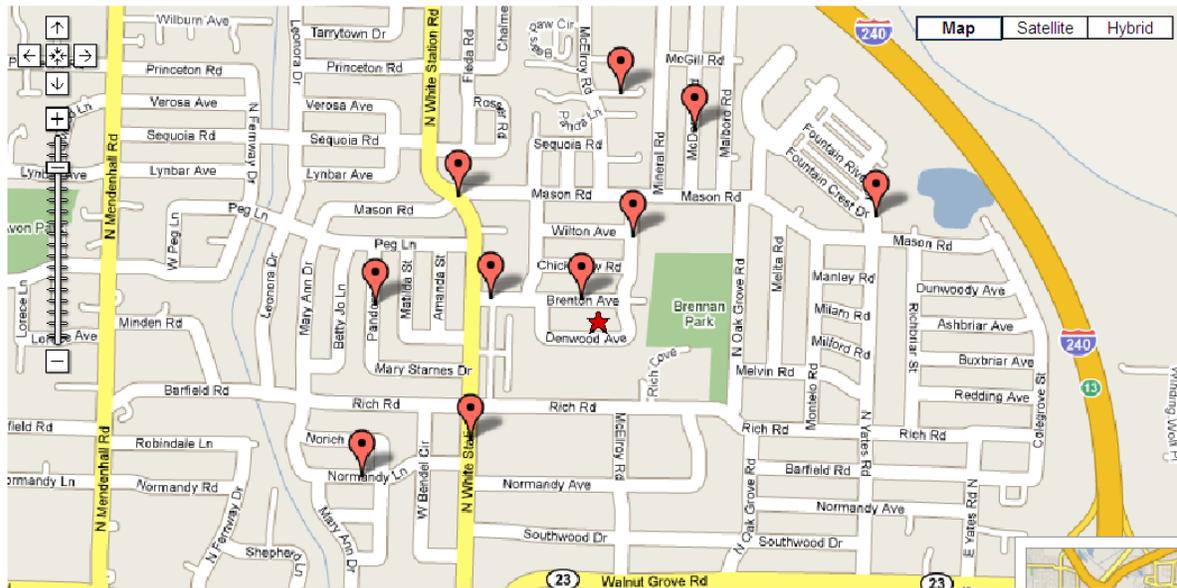
Sample Crime Report

Crime Report Map

Search and map millions of reported crimes in Memphis & Shelby County... **FREE!**
 Refine your search by location, distance and date range.

1. Select a location ex: 123 Memphis Ave, State Rd and County Pkwy, or Smith Mall Address: <input type="text" value="5358 Denwood"/> City: <input type="text"/> Zip: <input type="text"/>		2. Refine search area <input type="text" value="0.5"/> sq. miles around location	
3. Select a date range From: <input type="text" value="6/24/2008"/> To: <input type="text" value="7/24/2008"/>		4. Filter crime types <input type="text" value="All"/> <input type="button" value="Search"/>	
5. Get Instant Emails whenever there's a crime in your area! (Subscription required) Email: <input type="text"/> <input type="button" value="Save"/> Every business day, we'll search the address, area, and types of crime you have entered here.			

12 Results: [Details of Reported Incidents](#) | [Open in Google Earth](#) | [Download Google Earth](#)



Details for Reported Incidents

We found 12 crimes in the area. Only the current page of results have been mapped.

Address	Report Date	Description	Distance
5300 block of Brenton	7/5/2008 11:17 AM	Vandalism/Misdemeanor	.07 mi
300 block of McElroy	7/5/2008 6:20 PM	Other Theft/Non-Specific	.19 mi
5200 block of Brenton	6/26/2008 11:50 PM	Other Theft/Scrap Metal	.21 mi
100 block of N White Station Rd	7/2/2008 7:13 PM	Credit Card/ATM Fraud	.3 mi
N White Station Rd & Mason Rd	7/9/2008 1:38 PM	Simple Assault	.36 mi
300 block of Mcdermitt	6/26/2008 6:43 PM	Simple Assault	.41 mi
5300 block of E Maxima Cove	7/8/2008 10:16 AM	Credit Card/ATM Fraud	.43 mi
200 block of Pandora	7/4/2008 10:38 AM	Burglary/Residential	.43 mi
5100 block of Normandy Ln	7/16/2008 11:50 AM	Other Larceny/Access Device	.51 mi
5100 block of Normandy	7/9/2008 2:09 PM	Other Theft/Non-Specific	.51 mi
300 block of Fountain River Dr	7/15/2008 4:14 PM	Other Theft/Non-Specific	.58 mi
300 block of Fountain River Dr	6/26/2008 5:14 PM	Other Theft/Non-Specific	.58 mi