

COMPARATIVE MARKET ANALYSIS

8216 Pickens Gap Road - Knoxville, Tennessee

CURRENT LIST PRICE

\$525,000

Supported by adjusted comparable sales

Living Area	2,268 sq ft	Bedrooms	4
Bathrooms	2.5	Garage / Carport	1 / 3
Lot Size	0.41 acres	Condition	Renovated

Comparable Sales

Property	Sale Price	Adjusted Value
8224 Tumbleweed Trail	\$410,000	\$508,300
7817 Sagefield Drive	\$425,000	\$509,600
606 Tedlo Lane	\$540,000	\$542,300
2327 Autumn Knoll Drive	\$515,000	\$542,200
2328 Belt Road	\$456,000	\$502,000
225 Ailsie Drive	\$525,000	\$658,500
105 Brandau Drive	\$510,000	\$515,800

Most Comparable Adjusted Range	\$502,000 - \$542,300
Average of Most Comparable Sales	\$525,575
Current List Price	\$525,000

Market Position

Based on recent comparable sales and adjustments for differences in size, condition, parking, baths, and amenities, the \$525,000 list price is positioned within the supported market range for the property. Greater emphasis was placed on the comparable sales requiring fewer overall adjustments.

This Comparative Market Analysis is provided for pricing and marketing purposes and is not a licensed appraisal. Actual sale price may vary based on market conditions, financing, inspections, concessions, and negotiations.