
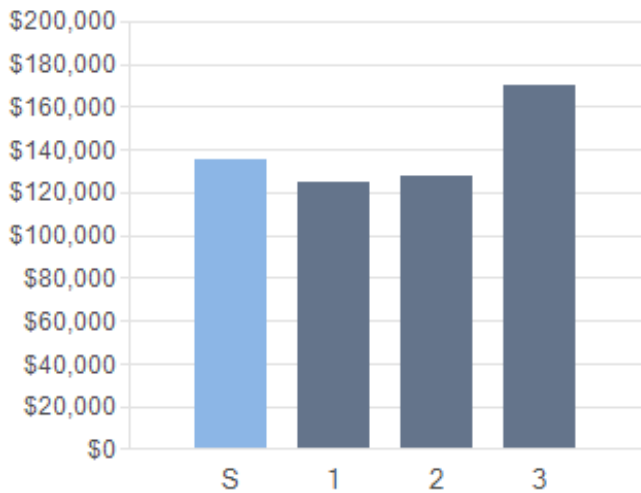
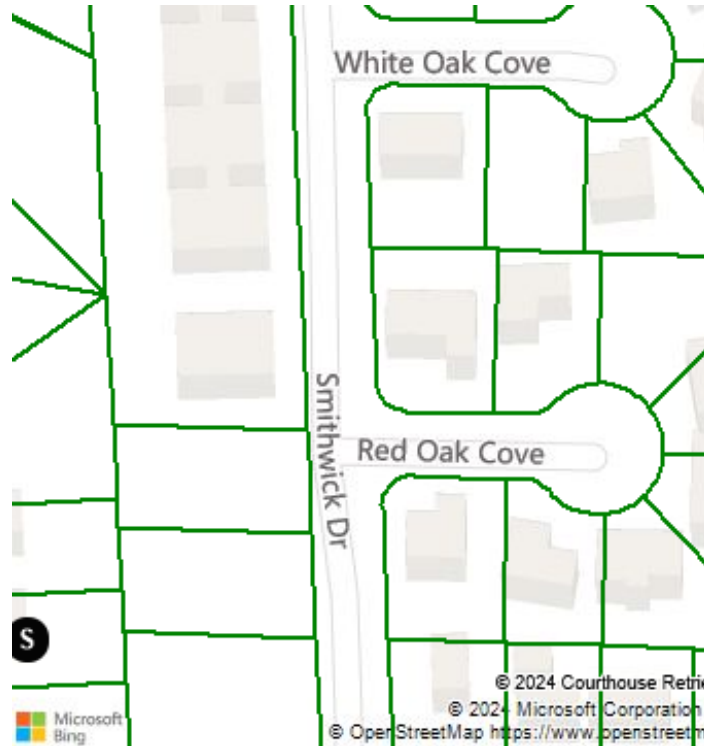


COMPARABLE SALES FOR

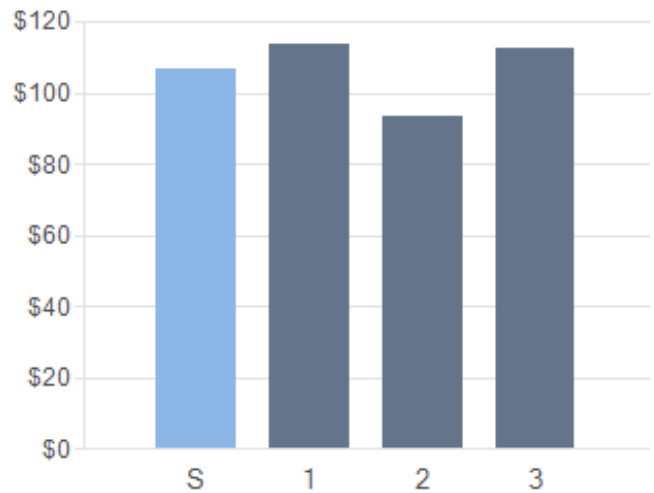
Wednesday, September 25, 2024

| | |
|----------------------------------|---|
| Property Address | 4 Kaye Ln Jacksonville, AR 72076-2402 Parcel ID 12J-023-00-012-00 |
| Average Cost per Sq. Foot | \$106.47 /sq ft (3 Comps) |

| Estimated Market Price Based On | |
|--|-----------|
| Average Cost per Sq. Foot | \$135,643 |
| House Price Index | \$101,547 |
| Average Sales Price/Tax Appraisal Ratio | \$137,530 |
|  Information provided via a Zillow API Zestimate® Home Valuation | \$100,500 |



Sales Prices of Comps
 (Estimated Market Price for Subject)



Cost per Sq. Ft. of Comps
 (Average Cost per Sq. Ft. for Subject)

SUBJECT AND COMPARABLE PROPERTIES



| | Subdiv. | Distance | RM/BR/BA | Stories | Condition | Sq. Ft. | Acres | Garage Size | Bsmnt | Bsmnt Sq.Ft. | Year Built | Last Sale Date | Last Sale Price | Price/SqFt |
|---|------------------------------------|----------|----------|---------|-----------|---------|-------|-------------|-------|--------------|------------|----------------|-----------------|------------|
| S | 4 Kaye Ln | | | | | | | | | | | | | |
| | Jacksonville, AR 72076-2402 | | | | | | | | | | | | | |
| | Smithwick Addn | N/A | //1 | 1 | | 1,274 | 0.24 | | No | | 1954 | 06/17/2024 | \$95,000 | \$74.57 |
| 1 | 15 Kaye Ln | | | | | | | | | | | | | |
| | Jacksonville, AR 72076-2401 | | | | | | | | | | | | | |
| | Smithwick Addn | 0.06 mi | //1 | 1 | | 1,097 | 0.19 | | Yes | | 1957 | 07/02/2024 | \$124,500 | \$113.49 |
| 2 | 1 Phyllis Ct | | | | | | | | | | | | | |
| | Jacksonville, AR 72076-2403 | | | | | | | | | | | | | |
| | Smithwick Addn | 0.11 mi | //2 | 1 | | 1,369 | 0.19 | | No | | 1960 | 06/17/2024 | \$128,000 | \$93.50 |
| 3 | 1805 McArthur Dr | | | | | | | | | | | | | |
| | Jacksonville, AR 72076-2419 | | | | | | | | | | | | | |
| | J L Sub | 0.20 mi | //2 | 1 | | 1,512 | 0.24 | | No | | 1985 | 02/02/2024 | \$170,000 | \$112.43 |