


COMPARABLE SALES FOR

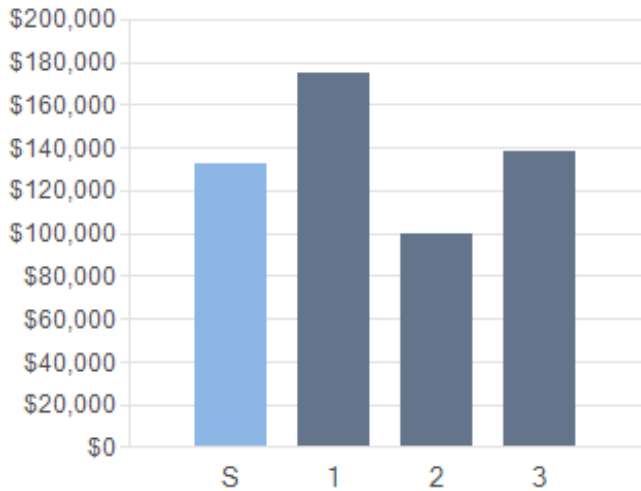
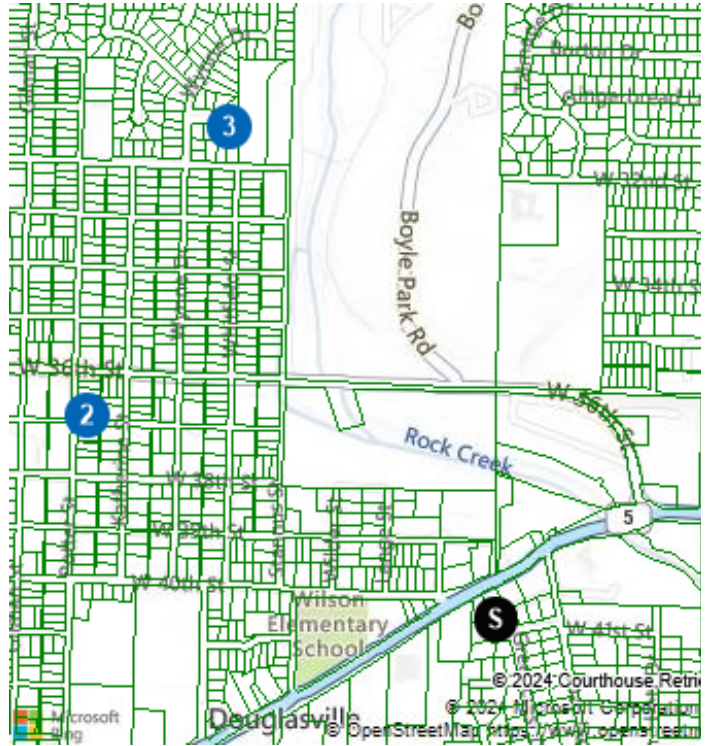
Friday, September 27, 2024

<b>Property Address</b>	7100 Greencrest Dr Little Rock, AR 72204-7658 Parcel ID 44L-124-00-010-00
<b>Average Cost per Sq. Foot</b>	\$105.33 /sq ft (3 Comps)

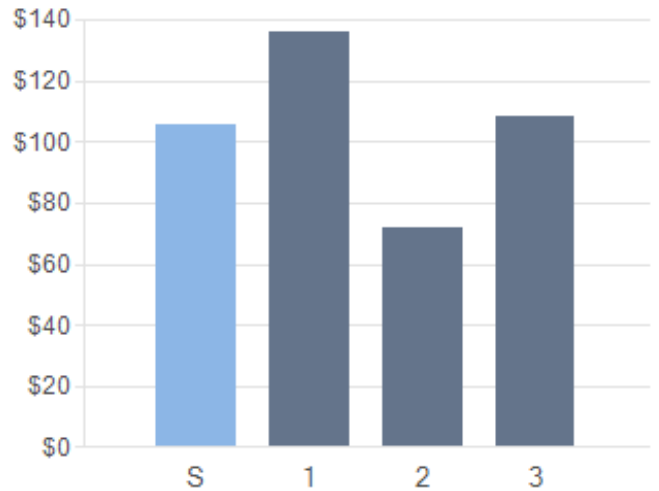
<b>Estimated Market Price Based On</b>	
Average Cost per Sq. Foot	\$132,084
House Price Index	\$1,646
Average Sales Price/Tax Appraisal Ratio	\$160,704
 Information provided via a Zillow API Zestimate® Home Valuation	\$132,600



No Images Available



**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	<b>7100 Greencrest Dr</b>														
	<b>Little Rock, AR 72204-7658</b>														
	West Acres Addn	N/A	//2	1		1,254	0.36		No		1962	10/13/2023	\$1,590	\$1.27	
1	<b>8 Stonecrest Cir</b>														
	<b>Little Rock, AR 72204-5929</b>														
	Schoolwood	0.41 mi	//1	1		1,290	0.27		No		1962	06/03/2024	\$175,000	\$135.66	
2	<b>3621 Potter St</b>														
	<b>Little Rock, AR 72204-7059</b>														
	Barrow John 2L	0.54 mi	//2	2		1,392	0.15		No		1958	04/19/2024	\$100,000	\$71.84	
3	<b>7 Wynne Cir</b>														
	<b>Little Rock, AR 72204-4650</b>														
	Meadow Lark Sub	0.66 mi	//1	1		1,272	0.29		No		1963	11/17/2023	\$138,000	\$108.49	