

COMPARABLE SALES FOR

Monday, February 17, 2025

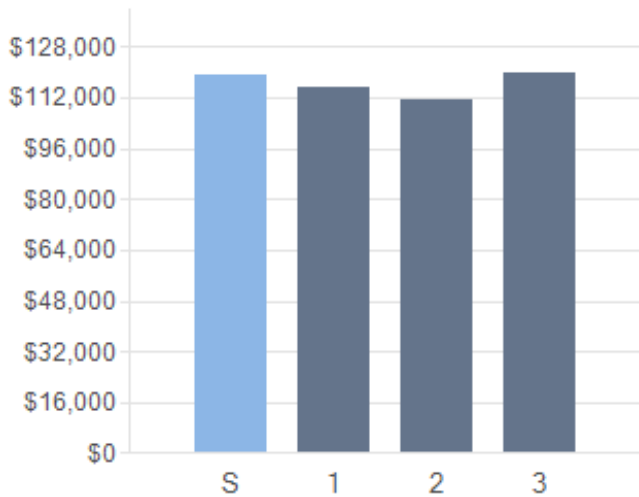
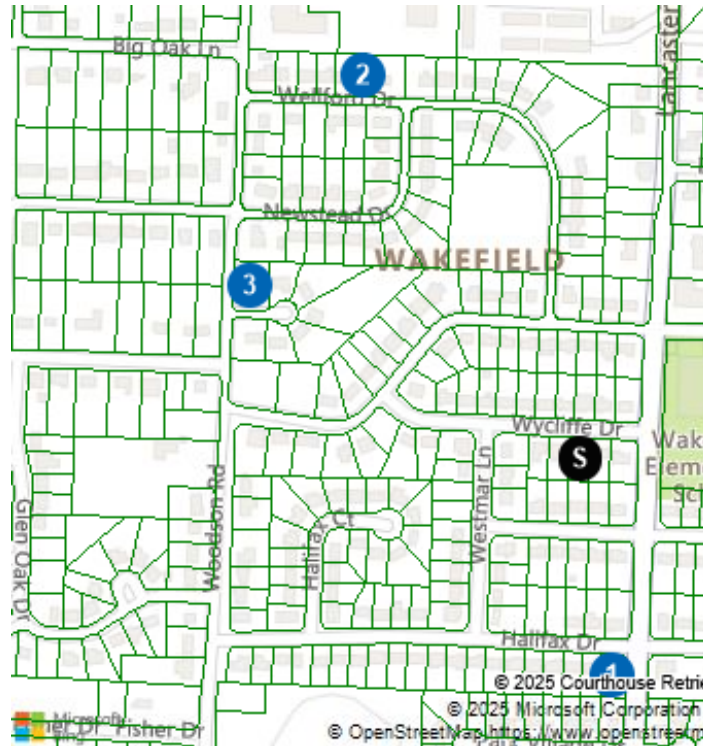
<b>Property Address</b>	5205 Wycliffe Dr Little Rock, AR 72209-2848 Parcel ID 34L-396-00-035-00
<b>Average Cost per Sq. Foot</b>	\$125.64 /sq ft (3 Comps)

**Estimated Market Price Based On**

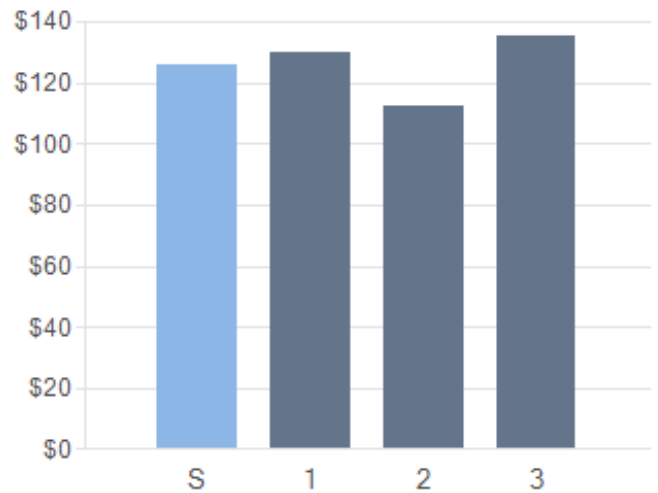
Average Cost per Sq. Foot	\$119,107
House Price Index	\$2,073,435
Average Sales Price/Tax Appraisal Ratio	\$102,723
Information provided via a Zillow API Zestimate® Home Valuation	\$89,200



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	Bsmnt Sq.Ft.	Bsmnt	Garage Size	Condition	Sq. Ft.	Acres	Year Built	Last Sale Date	Last Sale Price	Price/ SqFt
S	<b>5205 Wycliffe Dr</b>													
	<b>Little Rock, AR 72209-2848</b>													
	Wakefield Village 6	N/A	//1.5	1		No			948	0.2	1964	01/26/2022	\$1,730,000	\$1,824.89
1	<b>5201 Halifax Dr</b>													
	<b>Little Rock, AR 72209-2840</b>													
	Wakefield Village 6	0.13 mi	//2	1		No			888	0.25	1965	10/28/2024	\$115,000	\$129.50
2	<b>36 Wellford Dr</b>													
	<b>Little Rock, AR 72209-2871</b>													
	Wakefield Village 7	0.26 mi	//1.5	1		No			993	0.18	1967	10/25/2024	\$111,500	\$112.29
3	<b>2 Woodson Ct</b>													
	<b>Little Rock, AR 72209-2739</b>													
	Wakefield Village 6	0.22 mi	//1	1		No			888	0.28	1964	10/21/2024	\$120,000	\$135.14