

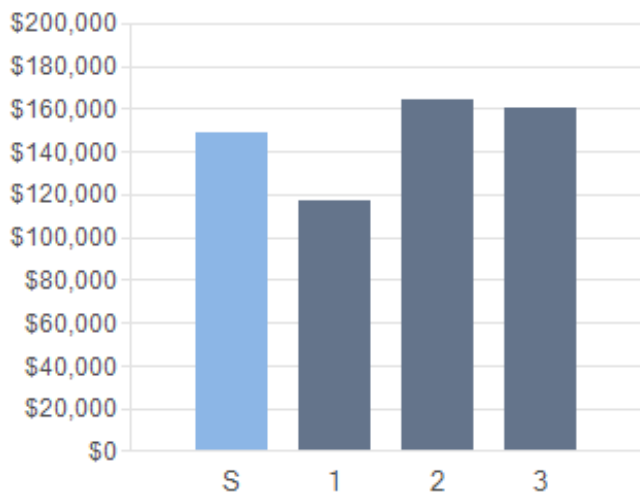
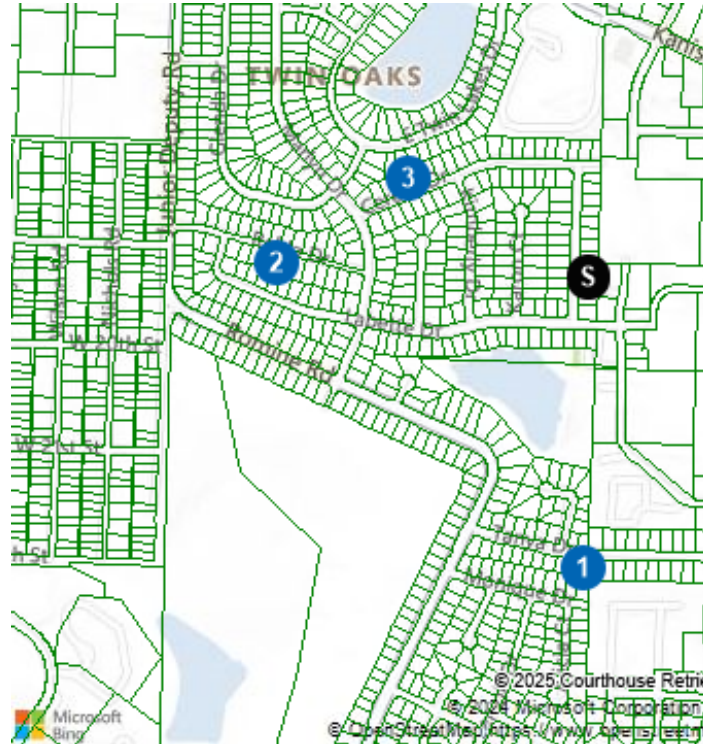
COMPARABLE SALES FOR

Thursday, January 02, 2025

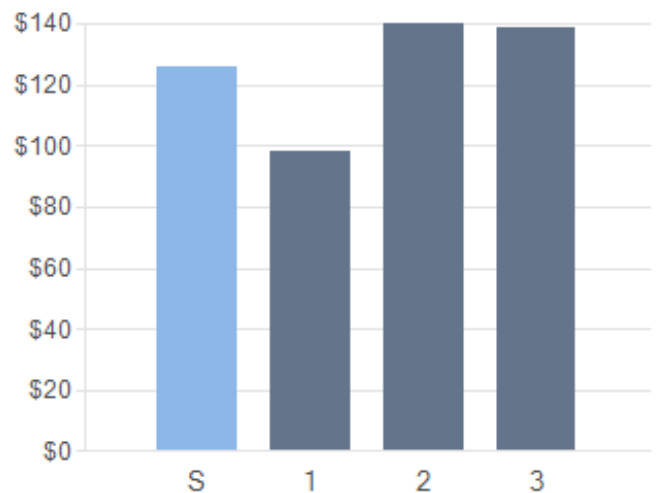
<b>Property Address</b>	1809 Lynette Dr Little Rock, AR 72205-6830 Parcel ID 44L-081-00-445-00
<b>Average Cost per Sq. Foot</b>	\$125.70 /sq ft (3 Comps)

**Estimated Market Price Based On**

Average Cost per Sq. Foot	\$149,332
House Price Index	\$150,372
Average Sales Price/Tax Appraisal Ratio	\$162,985
Information provided via a Zillow API Zestimate® Home Valuation	\$101,300








**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	Bsmnt Sq.Ft.	Garage Size	Bsmnt	Year Built	Last Sale Date	Last Sale Price	Price/ SqFt
S	<b>1809 Lynette Dr</b>													
	<b>Little Rock, AR 72205-6830</b> 													
	Twin Lakes Sub Div	N/A	//2	1		1,188	0.2			No	1975	09/28/2007	\$90,000	\$75.76
1	<b>9203 Tanya Dr</b>													
	<b>Little Rock, AR 72204-4360</b>  													
	Twin Lakes Sub Div	0.34 mi	//2	1		1,194	0.22			No	1974	12/02/2024	\$117,500	\$98.41
2	<b>9715 Relda Dr</b>													
	<b>Little Rock, AR 72205-6717</b> 													
	Twin Lakes Sub Div	0.37 mi	//1.5	1		1,173	0.21			No	1972	04/24/2024	\$164,000	\$139.81
3	<b>9615 Cerelle Dr</b>													
	<b>Little Rock, AR 72205-6843</b> 													
	Twin Lakes Sub Div	0.24 mi	//1.5	1		1,152	0.21			No	1965	02/05/2024	\$160,000	\$138.89