

COMPARABLE SALES FOR

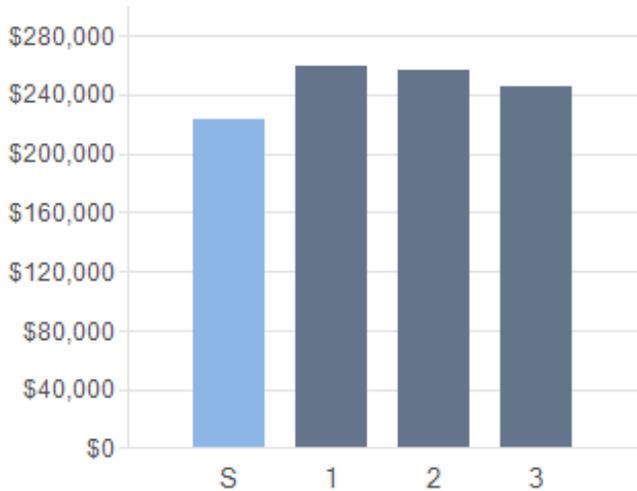
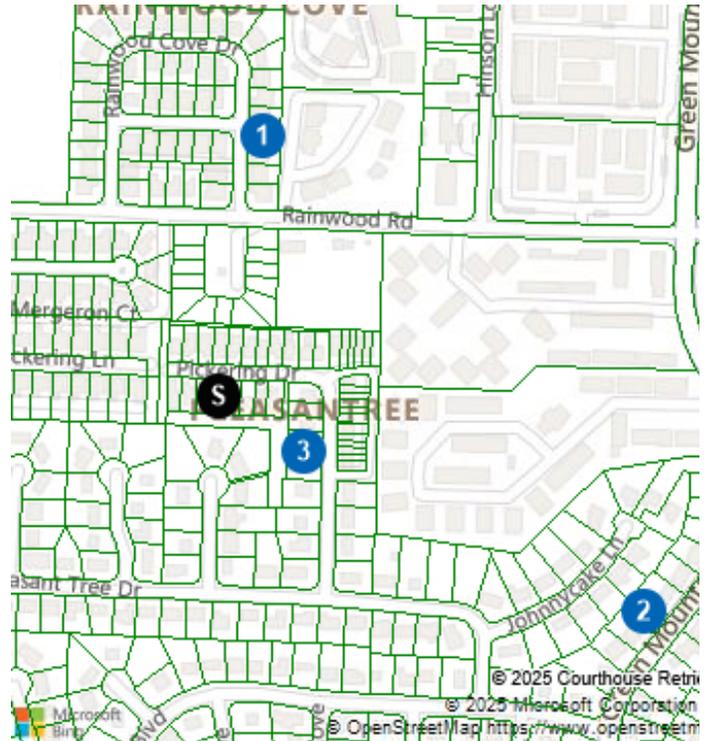
Monday, February 24, 2025

Property Address	1605 Pickering Dr Little Rock, AR 72211-1613 Parcel ID 43L-128-00-013-00
Average Cost per Sq. Foot	\$155.85 /sq ft (3 Comps)

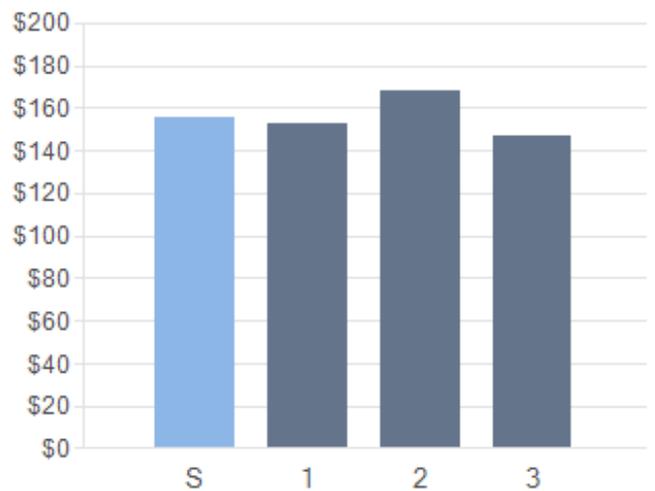
Estimated Market Price Based On	
Average Cost per Sq. Foot	\$222,554
House Price Index	\$203,746
Average Sales Price/Tax Appraisal Ratio	\$214,992
 Information provided via a Zillow API Zestimate® Home Valuation	\$179,400



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	1605 Pickering Dr													
	Little Rock, AR 72211-1613													
	Pleasantree 4th	N/A	//2	1		No			1,428	0.11	1976	07/16/1999	\$86,333	\$60.46
1	1711 Rainwood Cove Dr													
	Little Rock, AR 72212-3940													
	Rainwood Cove	0.16 mi	//2	1		No			1,702	0.14	1993	01/06/2025	\$260,000	\$152.76
2	1400 Green Mountain Dr													
	Little Rock, AR 72211-2426													
	Pleasantree 1st	0.29 mi	//2	1		Yes			1,523	0.23	1974	11/26/2024	\$256,000	\$168.09
3	1402 Pickering Dr													
	Little Rock, AR 72211-1618													
	Pleasantree 4th	0.06 mi	//2	1		No			1,670	0.12	1978	06/03/2024	\$245,000	\$146.71