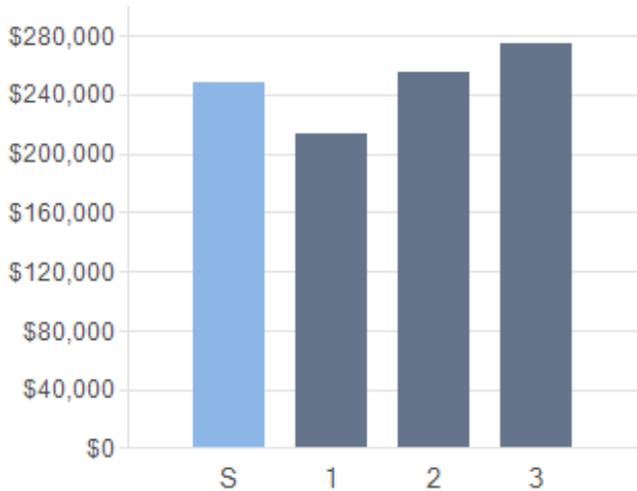
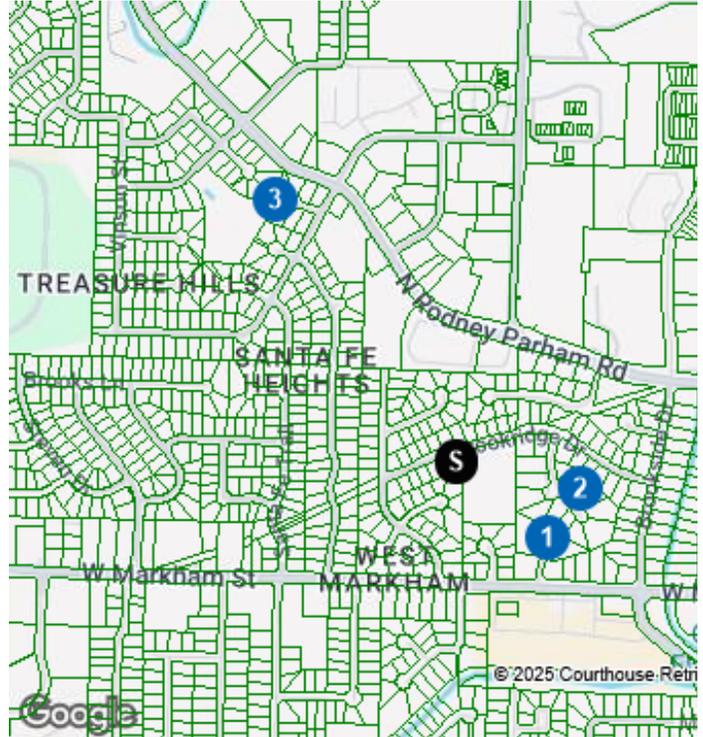


COMPARABLE SALES FOR

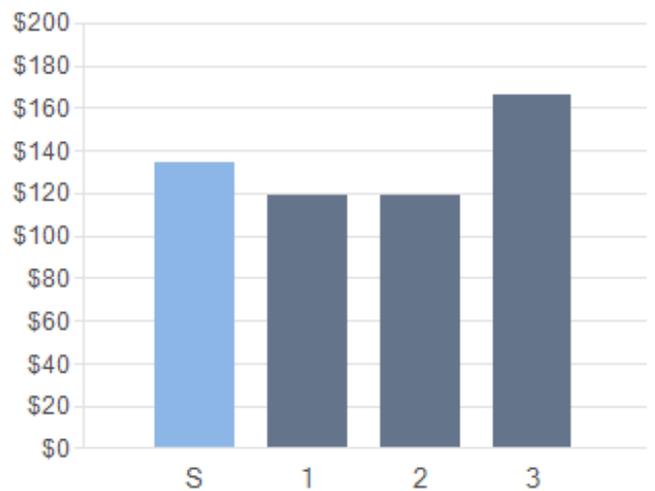
Sunday, December 28, 2025

Property Address	41 Brookridge Dr Little Rock, AR 72205-2265 Parcel ID 44L-042-00-023-00
Average Cost per Sq. Foot	\$134.58 /sq ft (3 Comps)

Estimated Market Price Based On	
Average Cost per Sq. Foot	\$248,435
House Price Index	\$5,043
Average Sales Price/Tax Appraisal Ratio	\$218,986
 Information provided via a Zillow API Zestimate® Home Valuation	\$249,200



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	41 Brookridge Dr													
	Little Rock, AR 72205-2265  													
	Brucewood	N/A	//2	2		No			1,846	0.28	1972	02/24/2025	\$5,000	\$2.71
1	8 Westbrook Cv													
	Little Rock, AR 72205-2259 													
	Brookfield Sub	0.14 mi	//2	1		No			1,790	0.4	1961	10/07/2025	\$213,000	\$118.99
2	9 Brookridge Cv													
	Little Rock, AR 72205-2224 													
	Brookfield Sub	0.15 mi	//2	1		No			2,150	0.29	1961	08/25/2025	\$255,000	\$118.60
3	7 Treasure Hill Cir													
	Little Rock, AR 72205-2218 													
	Treasure Hill	0.38 mi	//2	1		No			1,655	0.24	1964	03/28/2025	\$275,000	\$166.16