

SALES IN GREENSFERRY BY PROPERTY TYPE AND VALUE RANGE

VACANT TRACTS

TAX ID NO.	ADDRESS	ASSESSOR'S VALUE	SALES PRICE	DIFFERENCE	% DIFFERENT
1401100007056	892 MAGNOLIA ST.	\$28,000	\$7,500	-\$20,500	-73%
1401110006070	678 JETT ST.	\$44,700	\$9,700	-\$35,000	-78%
1401100001036	865 THURMOND ST.	\$35,200	\$10,300	-\$24,900	-71%
1401170002009	1030 WESTVIEW DRIVE	\$22,000	\$11,000	-\$11,000	-50%
1401110007028	380 OLIVER ST.	\$5,800	\$12,700	\$6,900	119%
1401110006101	435 ELM ST.	\$11,500	\$14,000	\$2,500	22%
	AVERAGE	\$24,533	\$10,867	-\$13,667	-22%
	TYPICAL		\$10,500		

FIXER UPPER HOUSES (LESS THAN \$30,000)

1401110007070	390 NEWPORT ST.	\$33,600	\$14,000	-\$19,600	-58%
1401110002006	592 JAMES P. BRAWLEY DR.	\$39,300	\$25,000	-\$14,300	-36%
1401110009052	683 JONES AVE.	\$49,900	\$26,100	-\$23,800	-48%
1401110005093	745 NEAL ST.	\$42,500	\$30,100	-\$12,400	-29%
	AVERAGE	\$41,325	\$23,800	-\$17,525	-43%
	TYPICAL		\$26,000		

TYPICAL HOUSES (\$75,000 - \$90,000)

1401060007050	1052 ALLENE AVE.	\$69,600	\$75,000	\$5,400	8%
1401660004020	1028 BECKWORTH ST.	\$56,100	\$76,000	\$19,900	35%
1401150002011	246 STAFFORD AVE	\$41,500	\$79,500	\$38,000	92%
1401050008059	1405 DESOTO AVE.	\$50,000	\$79,900	\$29,900	60%
1401100005074	741 MAGNOLIA ST.	\$39,000	\$84,000	\$45,000	115%
1401140003149	940 PELHAM ST.	\$41,200	\$85,000	\$43,800	106%
1401110001146	518 ENGLISH AVE.	\$69,200	\$85,000	\$15,800	23%
1401160005031	955 PALMETTO AVE.	\$60,500	\$88,000	\$27,500	45%
1401160005034	996 PALMETTO AVE.	\$70,700	\$90,000	\$19,300	27%
1401100001156	217 ASHBY ST.	\$21,300	\$78,000	\$56,700	266%
	AVERAGE	\$51,910	\$82,040	\$30,130	78%
	TYPICAL		\$80,000		

HIGH VALUE HOUSES (\$150,000 - \$175,000)

1401160002018	1095 FOUNTAIN DR.	\$80,100	\$150,000	\$69,900	87%
1401140007112	940 PROCTOR ST.	\$62,000	\$150,000	\$88,000	142%
1401100001104	264 NEWPORT ST.	\$42,100	\$153,000	\$110,900	263%
1401170001031	1185 SELLS AVE.	\$56,900	\$155,000	\$98,100	172%
1401160009122	211 ASHBY ST.	\$41,200	\$159,000	\$117,800	286%
1401420011041	192 TROY ST.	\$68,600	\$160,000	\$91,400	133%
1401110006133	670 KENNEDY ST.	\$44,200	\$163,000	\$118,800	269%
1401160002017	1105 FOUNTAIN DR.	\$129,600	\$165,000	\$35,400	27%
1401420011026	216 TROY ST.	\$63,900	\$175,000	\$111,100	174%
1401160009090	1002 FAIR ST.	\$75,700	\$175,000	\$99,300	131%
	AVERAGE	\$66,430	\$160,500	\$94,070	169%
	TYPICAL		\$160,000		