

Comparable Sales Report

For Property Located At:

4018 Pearl Way
OKLAHOMA CITY, OK 73115-2122

Number of Comparables: 4

Summary Statistics

	Subject	Low	High	Average
Last Market Sale Price	\$ 55,000.00	\$ 40,000	\$ 56,500	\$ 50,125
Bldg/Living Area	600	600	720	635
Price/Sqft	\$ 91.67	\$ 55.56	\$ 94.17	\$ 80.01
Year Built	1952	1947	1953	1951
Lot Area	8,799	8,015	16,988	10,258
Bedrooms	2	2	2	2
Bathrooms	1	1	1	1
Distance from subject	0.0	0.3	0.4	0.35

Subject Property Details

Address:	4018 Pearl Way				
Owner Name:	DURFEE NORBERT R				
Seller Name:	CONRAD SHIRLEY D				
APN:	15-068-1055	Map Reference:	MAP 1422	Living Area:	600
County:	Oklahoma			Total Rooms:	3
School District:	Midwest City-Del	Census Tract:	107806	Bedrooms:	2
Subdivison:	CROSBY HEIGHTS	Last Sale Price:	\$ 500	Bath(F/H)	1
Land Use:	Single Family	Last Sale Date:	1999-08-06	Year Built:	1952
Construction Type:	Frame	Prior Recording Date:	2018-02-01	Air Conditioning:	
Sale Date:	2018-01-31	Lot Acres:	0.202	Heating Type:	Floor/Wall
Curr Owner	201802010101425	Lot Area:	8,799	Fireplaces:	1
Last Mortgage:		Number of Stories:	1	Pool Type:	
Property Tax:	\$ 478	Parking Type:	Attached Garage		
Assessed Value:	\$ 4,125	Roof Material:	GABLE		

Disclaimer: The calculations in this report are estimates based on the information entered by the individual generating the report. This report is not an indication of actual profit nor is it a promise of actual returns. This report, its designers and distributors are not responsible for any damages resulting from the use of this report, however caused.

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Comp#:	1	Distance from Subject:	0.3(miles)	
Address:	3919 SE 11th St OKLAHOMA CITY, OK 73115-2211			
Owner Name:	APEX INVESTMENTS LLC			
APN:	15-074-1815	Last Sale Price:	\$ 48,000	Living Area: 600
County:	Oklahoma	Last Sale Date:	2019-02-08	Lot Area: 8,015
Bedrooms:	2	Last Recording Date:	2019-02-11	Year Built: 1952
Bathrooms:	1	Assessed Value:	\$ 4,950	Pool Type:
Total Rooms:	3	Property Tax:	\$ 573	Land Use: Single Family

Comp#:	2	Distance from Subject:	0.3(miles)	
Address:	3911 SE 10th St Oklahoma City, OK 73115-2202			
Owner Name:	GONZALES ADELE			
APN:	15-074-1415	Last Sale Price:	\$ 56,000	Living Area: 620
County:	Oklahoma	Last Sale Date:	2019-04-12	Lot Area: 8,015
Bedrooms:	2	Last Recording Date:	2019-04-17	Year Built: 1953
Bathrooms:	1	Assessed Value:	\$ 4,548	Pool Type:
Total Rooms:	3	Property Tax:	\$ 527	Land Use: Single Family

Comp#:	3	Distance from Subject:	0.4(miles)	
Address:	3925 Prairie Ln Oklahoma City, OK 73115-2037			
Owner Name:	MCDERMOTT ERIN P			
APN:	15-062-7455	Last Sale Price:	\$ 40,000	Living Area: 720
County:	Oklahoma	Last Sale Date:	2019-05-03	Lot Area: 16,988
Bedrooms:	2	Last Recording Date:	2019-05-09	Year Built: 1947
Bathrooms:	1	Assessed Value:	\$ 4,950	Pool Type:
Total Rooms:	3	Property Tax:	\$ 573	Land Use: Single Family

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Comp#:	4	Distance from Subject:	0.4 (miles)	
Address:	3912 SE 11th St OKLAHOMA CITY, OK 73115-2212			
Owner Name:	JJS2 LLC			
APN:	15-074-2015	Last Sale Price:	\$ 56,500	Living Area: 600
County:	Oklahoma	Last Sale Date:	2019-03-11	Lot Area: 8,015
Bedrooms:	2	Last Recording Date:	2019-04-11	Year Built: 1952
Bathrooms:	1	Assessed Value:	\$ 4,510	Pool Type:
Total Rooms:	3	Property Tax:	\$ 522	Land Use: Single Family