

Wednesday, August 12, 2020

24 Glass St, Greenville, SC 29609-4336
Greenville County, SC parcel# 0170.00-04-044.01

Comparative Market Analysis

Comparable Sales for:

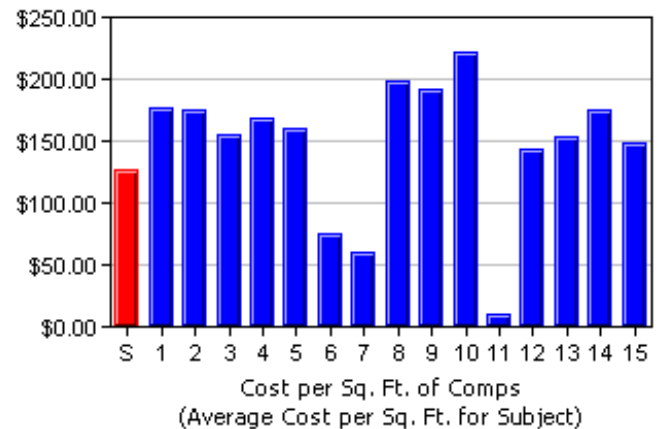
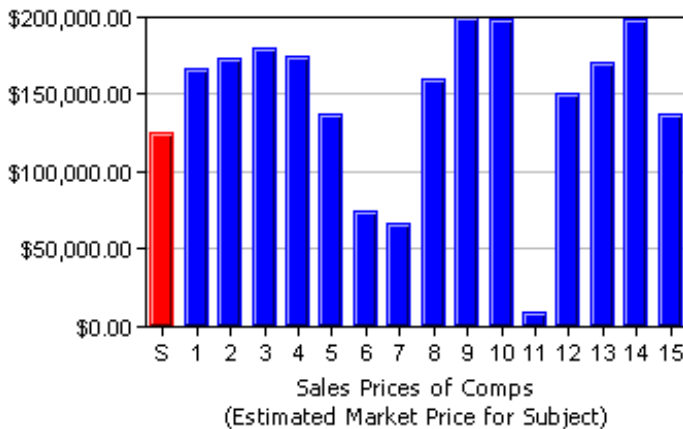
24 Glass St
Greenville County, SC - Parcel# 0170.00-04-044.01

Average Cost per Square Foot **\$127.31 /sq ft**

(46 Comparables)

Estimated Market Price Base On

Average Cost per Sq. Foot	\$124,764
House Price Index	\$13,854
Average Sales Price/Tax Appraisal Ratio	\$62,023



Subject and Comparable Properties

Property	Address	Subdivision	Distance	RM/BR/BA	Stories	Condition	Square ft.	Acres	Size Garage	Basement	Basement Sq. ft.	Year Built	Last Sale Date	Last Sale Price	Price/Sq. ft.
S	24 Glass St		0	/3/1			980	0.16		No		1988	12/27 2017	\$12,000	\$12.24
1	219 Brockman Ave	San Souci Villa	0.22 mi	5/2/1			946	<1		No		1960	07/16 2020	\$166,500	\$176.00
2	400 Darlington Ave		0.36 mi	5/2/1			992	<1		No		1966	07/15 2020	\$173,000	\$174.40
3	203 N Beacon St		0.43 mi	5/2/1			1156	<1		No		1966	06/29 2020	\$179,500	\$155.28
4	9 Concord St		0.34 mi	5/3/1			1035	0.13		No		1950	06/24 2020	\$175,000	\$169.08

24 Glass St, Greenville, SC 29609-4336 - Greenville County, SC parcel# 0170.00-04-044.01, cont.

5	408 Morris St		0.50 mi	5/3/1			864	<1		No		1964	06/23 2020	\$137,943	\$159.66
6	8 Mora St		0.54 mi	5/3/1			1008	0.19		No		1955	06/10 2020	\$75,000	\$74.40
7	1 Davis St	San Souci	0.03 mi	6/2/1			1128	0.26		No		1935	06/09 2020	\$67,000	\$59.40
8	609 Perry Rd		0.49 mi	4/2/1			804	0.18		No		1966	06/09 2020	\$159,900	\$198.88
9	8 Berkley Ave	Franklin Park	0.31 mi	5/2/1			1040	<1		No		1966	06/02 2020	\$199,900	\$192.21
10	103 Assembly Dr		0.60 mi	4/2/1			890	<1		No		1963	05/15 2020	\$198,000	\$222.47
11	706 Perry Rd	Newlands	0.60 mi	5/3/1			976	0.20		No		1961	05/11 2020	\$10,000	\$10.25
12	109 Chandler St		0.29 mi	6/3/1			1048	<1		No		1955	04/24 2020	\$150,000	\$143.13
13	205 Rogers Ave		0.68 mi	6/2/1			1110	<1		No		1963	04/10 2020	\$170,000	\$153.15
14	320 Rogers Ave		0.73 mi	6/2/1			1134	<1	528	No		1963	03/26 2020	\$199,000	\$175.49
15	14 Rutledge Ave		0.71 mi	4/2/1			928	0.24		No		1963	03/23 2020	\$137,000	\$147.63