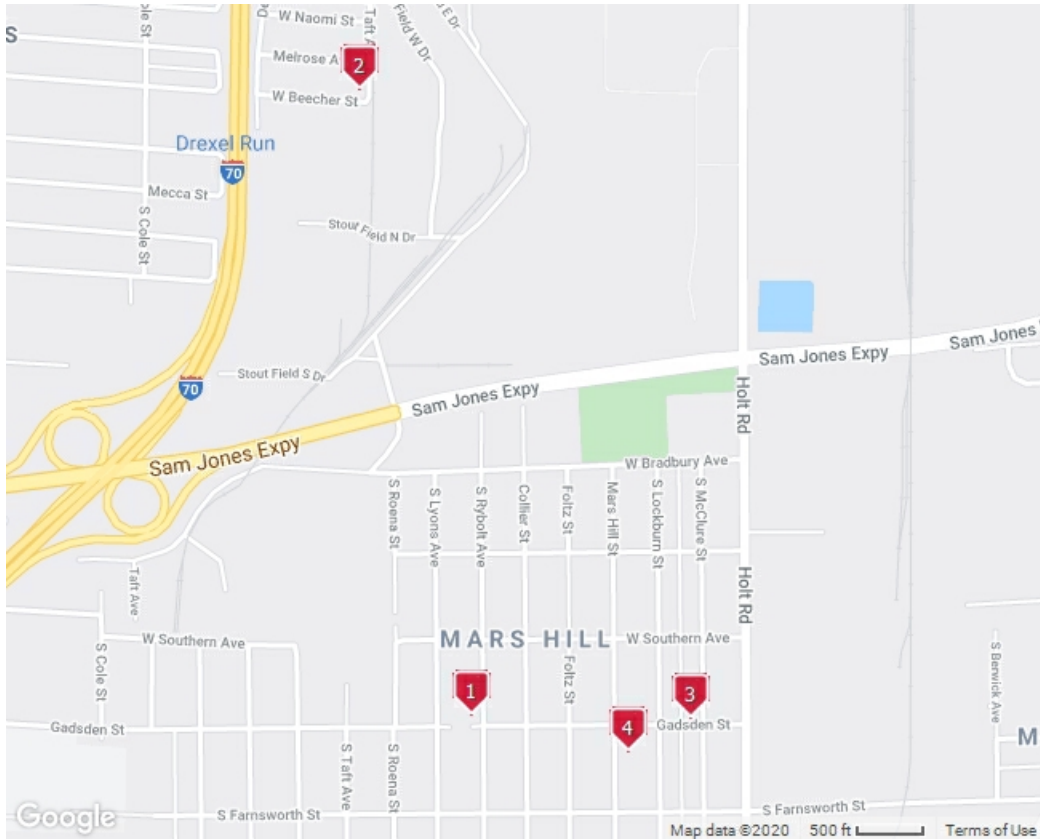


Map with Thumbnail



1

2658 S Rybolt Ave, Indianapolis, IN 46241

BLC#: [21704736](#) Status: **S** Price: **\$90,000**
 Contingency: DOM: **4**
 Sub Type: **Single Fam** Acres: **0.24** Area: **4909**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **7** SqFt: **956**
 School Dist: **Wayne Township** Year Built: **1930**
 Directions: **From Sam Jones Expy, go South/Right on Bradbury Access, Go East/Left on Bradbury Ave, Go South/Right on S. Rybolt Ave. House is on the right side.**



2

4510 W Beecher St, Indianapolis, IN 46241

BLC#: [21722091](#) Status: **S** Price: **\$89,900**
 Contingency: DOM: **10**
 Sub Type: **Single Fam** Acres: **0.11** Area: **4914**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **5** SqFt: **836**
 School Dist: **Wayne Township** Year Built: **1940**
 Directions: **From Sheraton Indianapolis City Centre Hotel, Take N Capitol Ave and I-70 W to S Taft Ave in Wayne Township, Follow S Taft Ave to W Beecher St.**



3

2658 S Mcclure St, Indianapolis, IN 46241

BLC#: [21734269](#) Status: **S** Price: **\$72,900**
 Contingency: DOM: **5**
 Sub Type: **Single Fam** Acres: **0.24** Area: **4909**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **4** SqFt: **792**
 School Dist: **Wayne Township** Year Built: **1938**
 Directions: **Kentucky Avenue and Holt Road - go north to Gadsden, turn left to home on right**



4

2719 Mars Hill Street Indianapolis, IN 46241

BLC#: [21731960](#) Status: **S** Price: **\$67,000**
 Contingency: DOM: **4**
 Sub Type: **Single Fam** Acres: **0.11** Area: **4909**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **4** SqFt: **672**
 School Dist: **Wayne Township** Year Built: **1940**
 Directions: **KENTUCKY AVE (SR 67) NORTH OF I-465 TO MARS HILL STREET. TURN LEFT, HOUSE WILL BE ON THE RIGHT.**

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CMA 1 - Line

Prepared By: Michele Russo

Listings as of **10/05/20 at 10:49 am**

Property Type is one of 'Residential', 'ResidentialLease' Status is 'Pend' Status is 'Sold' Status Contractual Search Date is 10/05/2020 to 10/06/2019 Trans Type is 'Sale' Latitude, Longitude is within 1.00 mi of 2546 Collier St, Indianapolis, IN 46241, USA Basement is no Garage is no Beds Total is 2 or less Baths Total is 1 or less Sq Ft Main Upper is 1500 or less

Residential

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
21704736	05/18/2020	2658 South Rybolt Avenue	4909	NO SUBDIVISION	2	1/0		0	1LEVL	1930		956	\$94.14	\$86,950	\$90,000	4
21722091	08/11/2020	4510 West Beecher Street	4914	DREXEL GARDENS	2	1/0		0	1LEVL	1940		836	\$107.54	\$89,900	\$89,900	10
21734269	09/11/2020	2658 South Mcclure Street	4909	MARS HILL	2	1/0		0	1LEVL	1938		792	\$92.05	\$79,900	\$72,900	5
21731960	09/09/2020	2719 Mars Hill Street	4909	MARS HILL	2	1/0		0	1LEVL	1940	0	672	\$99.70	\$60,000	\$67,000	4
# LISTINGS:	4	Medians:			2	1/0				1939		814	\$96.92	\$83,425	\$81,400	5
		Minimums:			2	1/0				1930		672	\$92.05	\$60,000	\$67,000	4
		Maximums:			2	1/0				1940		956	\$107.54	\$89,900	\$90,000	10
		Averages:			2	1/0				1937		814	\$98.36	\$79,188	\$79,950	6

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$60,000	\$89,900	\$79,188	\$83,425
Sold Price	\$67,000	\$90,000	\$79,950	\$81,400

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

3-Up Comparison

Prepared By: Michele Russo

Listings as of 10/05/20 at 10:49 am



Details

2719 Mars Hill Street

Details

2658 South McClure Street

Details

2658 South Rybolt Avenue

BLC#	21731960	21734269	21704736
List Price	\$60,000	\$79,900	\$86,950
List Date	08/14/2020	08/22/2020	04/13/2020
Status	Sold	Sold	Sold
Prop Type	Residential	Residential	Residential
Sub Type	Single Fam	Single Fam	Single Fam
DOM	4	5	4
Subdivision	MARS HILL	MARS HILL	NO SUBDIVISION
Area	4909 - Marion - Wayne	4909 - Marion - Wayne	4909 - Marion - Wayne
Year Built	1940	1938	1930
M/U Sqft	672	792	956
Total Sqft	672	792	956
Beds	2	2	2
F/H Baths	1/0	1/0	1/0
Style	Bungalow/Shotgun	Ranch	Ranch
# Units			
# Stories			
Levels	1 Level	1 Level	1 Level
Heat	Baseboard	SpaceWallUnit	ForcedAir
Water			
Sewer			
Parking	None	None	None
\$/SqFt	\$99.70	\$92.05	\$94.14
Tax Amt	\$352	\$522	\$417
Acres	0	0	0
Basement			
Zoning			
Sold Price	\$67,000	\$72,900	\$90,000
Sold Date	09/09/2020	09/11/2020	05/18/2020
Remarks	Multiple offers, highest and best is due by Monday at noon. Covid 19 showing waivers in supplements must be received by listing agent prior	Please complete COVID waiver before viewing home and send to wehelferoes@gmail.com. Note: This home is on a double lot	All room sizes are approximate. Bonus room 21X7 is not included in the overall SF.

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**Details**

4510 West Beecher Street

BLC# 21722091**List Price** \$89,900**List Date** 06/30/2020**Status** Sold**Prop Type** Residential**Sub Type** Single Fam**DOM** 10**Subdivision** DREXEL GARDENS**Area** 4914 - Marion - Center Sw**Year Built** 1940**M/U Sqft** 836**Total Sqft** 836**Beds** 2**F/H Baths** 1/0**Style** Other**# Units****# Stories****Levels** 1 Level**Heat** ForcedAir**Water****Sewer****Parking** None**\$/SqFt** \$107.54**Tax Amt** \$488**Acres** 0**Basement****Zoning****Sold Price** \$89,900**Sold Date** 08/11/2020**Remarks** EASY TO SHOW