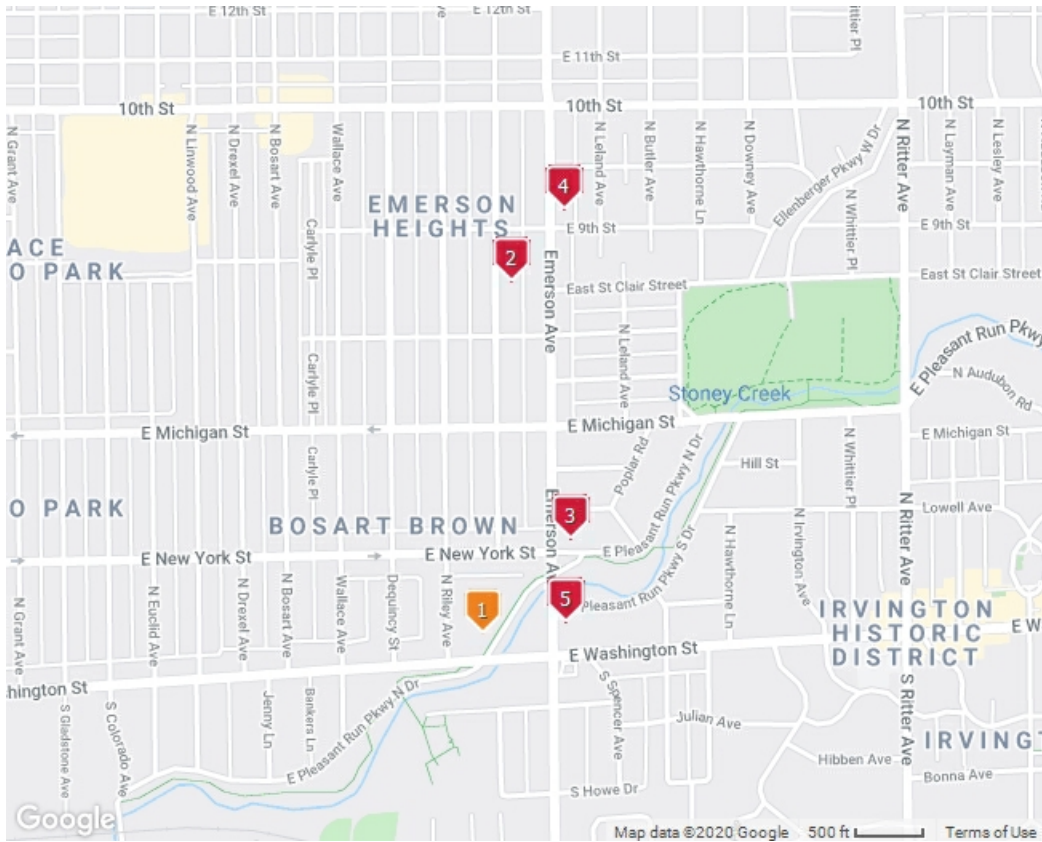


Map with Thumbnail



5030 E PLEASANT RUN N. Dr, Indianapolis, IN 46201

Price: **\$375,000**
 BLC#: [21737687](#) Status: **Pend** DOM: **4**
 Contingency: Area: **4912**
 Sub Type: **Single Fam** Acres: **0.48**
 Beds: **4** Bath: **2 (2 0)** # Rooms: **9** SqFt: **3,390**
 School Dist: **Indianapolis Public Schools** Year Built: **1910**

Directions: **From Irvington: WASHINGTON STREET TO PLEASANT RUN PKWY N DR - NORTH TO HOME ON LEFT; THIS STREET SECTION DOES NOT GO THRU IT IS ONLY THRU STREET IN 1 DIRECTION.**



737 N Bancroft St, Indianapolis, IN 46201

Price: **\$250,000**
 BLC#: [21712575](#) Status: **S** DOM: **3**
 Contingency: Area: **4912**
 Sub Type: **Single Fam** Acres: **0.15**
 Beds: **3** Bath: **2 (2 0)** # Rooms: **6** SqFt: **2,610**
 School Dist: **Indianapolis Public Schools** Year Built: **1915**

Directions: **1 block west of North Emerson Ave is Bancroft St, house is between 10th Street and Michigan St on the east side of the street**



5110 E Pleasant Run Parkway North Dr, Indianapolis, IN 46219

Price: **\$242,000**
 BLC#: [21665047](#) Status: **S** DOM: **122**
 Contingency: Area: **4905**
 Sub Type: **Single Fam** Acres: **0.18**
 Beds: **3** Bath: **2 (1 1)** # Rooms: **12** SqFt: **3,015**
 School Dist: **Indianapolis Public Schools** Year Built: **1925**

Directions: **Second house East of the corner of Emerson and East Pleasant Run Parkway North Dr.**



809 N Emerson Ave, Indianapolis, IN 46219-4335

Price: **\$232,500**
 BLC#: [21732661](#) Status: **S** DOM: **4**
 Contingency: Area: **4905**
 Sub Type: **Single Fam** Acres: **0.14**
 Beds: **3** Bath: **2 (2 0)** # Rooms: **0** SqFt: **3,228**
 School Dist: **Indianapolis Public Schools** Year Built: **1930**

Directions: **South from 10th & Emerson to house.**



5111 E Pleasant Run Parkway South Dr, Indianapolis, IN 46219

Price: **\$225,000**
 BLC#: [21698578](#) Status: **S** DOM: **25**
 Contingency: Area: **4905**
 Sub Type: **Single Fam** Acres: **0.00**
 Beds: **2** Bath: **2 (2 0)** # Rooms: **7** SqFt: **2,670**
 School Dist: **Indianapolis Public Schools** Year Built: **1926**

Directions: **10th St east, south on Emerson. east of Pleasant Run Pkwy**



CMA 1 - Line

Prepared By: Michele Russo

Listings as of 10/05/20 at 1:19 pm

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 Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is within 0.50 mi of 451 N Emerson Ave, Indianapolis, IN 46219, USA Basement is yes Garage is yes Sq Ft Main Upper is 1400 to 3200 Year Built is 1950 or less

Residential

Pending Properties

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21737687	09/14/2020	5030 East PLEASANT RUN N. Drive	4912	BLANKENSHIP	4	2/0	2	1	2LEVL	1910	870	2,520	\$148.81	\$375,000	4
# LISTINGS:					4	2/0				1910	870	2,520	\$148.81	\$375,000	4
Medians:					4	2/0				1910	870	2,520	\$148.81	\$375,000	4
Minimums:					4	1/0				1910	870	2,520	\$148.81	\$375,000	4
Maximums:					4	2/1				1910	870	2,520	\$148.81	\$375,000	4
Averages:					4	2/0				1910	870	2,520	\$148.81	\$375,000	4

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21712575	07/06/2020	737 North Bancroft Street	4912	EMERSON HEIGHTS	3	2/0	2	0	1LEVL	1915	960	1,650	\$151.52	\$249,900	\$250,000	3
21665047	02/13/2020	5110 East Pleasant Run Parkway North Drive	4905	NO SUBDIVISION	3	1/1	2	1	1LEVL	1925	1,323	1,692	\$143.03	\$244,900	\$242,000	122
21732661	09/29/2020	809 North Emerson Avenue	4905	GILLS EUCLID PLACE	3	2/0	2	0	2LEVL	1930	1,004	2,224	\$104.54	\$234,900	\$232,500	4
21698578	05/01/2020	5111 East Pleasant Run Parkway South Drive	4905	PLEASANTON HEIGHTS	2	2/0	1	2	2LEVL	1926	890	1,780	\$126.40	\$222,000	\$225,000	25
# LISTINGS:					3	2/0				1926	982	1,736	\$134.72	\$239,900	\$237,250	15
Medians:					2	1/0				1915	890	1,650	\$104.54	\$222,000	\$225,000	3
Minimums:					3	2/1				1930	1,323	2,224	\$151.52	\$249,900	\$250,000	122
Maximums:					3	2/0				1924	1,044	1,837	\$131.37	\$237,925	\$237,375	39
Averages:					3	2/0				1924	1,044	1,837	\$131.37	\$237,925	\$237,375	39

Quick Statistics (5 Listings Total)

	Min	Max	Average	Median
List Price	\$222,000	\$375,000	\$265,340	\$244,900
Sold Price	\$225,000	\$250,000	\$237,375	\$237,250

Copyright: MIBOR 2020 All rights reserved.

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 1:19 pm



Details

5030 East PLEASANT RUN N. Drive

Details

5111 East Pleasant Run Parkway South

Details

809 North Emerson Avenue

BLC#	21737687	21698578	21732661
List Price	\$375,000	\$222,000	\$234,900
List Date	09/11/2020	03/05/2020	08/28/2020
Status	Pending	Sold	Sold
Prop Type	Residential	Residential	Residential
Sub Type	Single Fam	Single Fam	Single Fam
DOM	4	25	4
Subdivision	BLANKENSHIP	PLEASANTON HEIGHTS	GILLS EUCLID PLACE
Area	4912 - Marion - Center Ne	4905 - Marion - Warren	4905 - Marion - Warren
Year Built	1910	1926	1930
M/U Sqft	2,520	1,780	2,224
Total Sqft	3,390	2,670	3,228
Beds	4	2	3
F/H Baths	2/0	2/0	2/0
Style	Other	English/Tudor	Other
# Units			
# Stories			
Levels	2 Levels	2 Levels	2 Levels
Heat	ForcedAir	ForcedAir	ForcedAir
Water			
Sewer			
Parking	Detached	Attached	Detached
\$/SqFt	\$110.62	\$84.27	\$72.03
Tax Amt	\$1,426	\$953	\$944
Acres	0	0	0
Basement	Unfinished	Daylite Windows	Unfinished
Zoning			
Sold Price		\$225,000	\$232,500
Sold Date		05/01/2020	09/29/2020

Remarks	Seller will not be available to look at any offers until Sunday after 5 pm. Please have any offers to LA by 4 pm on 9/13. Garage is being sold AS IS.	Sellers do not know if fireplaces are functional.Finished office space in attic 2012. Added a pantry in kitchen 2009	Please contact Co-agent Erik Wentz with any questions or showing issues. Text or Call 317-397-9551
----------------	---	--	--

Copyright: MIBOR 2020 All rights reserved.

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 1:19 pm

**Details**

5110 East Pleasant Run Parkway North

Details

737 North Bancroft Street

BLC#	21665047	21712575
List Price	\$244,900	\$249,900
List Date	09/03/2019	05/30/2020
Status	Sold	Sold
Prop Type	Residential	Residential
Sub Type	Single Fam	Single Fam
DOM	122	3
Subdivision	NO SUBDIVISION	EMERSON HEIGHTS
Area	4905 - Marion - Warren	4912 - Marion - Center Ne
Year Built	1925	1915
M/U Sqft	1,692	1,650
Total Sqft	3,015	2,610
Beds	3	3
F/H Baths	1/1	2/0
Style	Arts&Crafts/Craftsman	Arts&Crafts/Craftsman
# Units		
# Stories		
Levels	1 Level	1 Level
Heat	ForcedAir	ForcedAir
Water		
Sewer		
Parking	Carport, Detached	Detached
\$/SqFt	\$80.27	\$95.79
Tax Amt	\$991	\$971
Acres	0	0
Basement	Unfinished	Unfinished
Zoning		
Sold Price	\$242,000	\$250,000
Sold Date	02/13/2020	07/06/2020

Remarks	Please see attachment section for Sellers Residential Sale Disclosure and Lead Based Paint Certification.	NO SHOWINGS UNTIL MAY 31, 1-4 PM OPEN HOUSE PLEASE. Proof of funds with offer please. Sewer inspection on file.
----------------	---	---

Copyright: MIBOR 2020 All rights reserved.

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.