



Comp Report

300 N Pearl St, Butler, IN, 46721

Estimated ARV **\$128,728 - \$142,278**

816 sq ft

2 Bedrooms; 1 full bath

Garage: Yes; Pool: No



Comps

ARV (Adjusted)
\$135,503

Avg Square Feet
849 sq ft

Avg Price Per Square Foot
\$163/sq ft

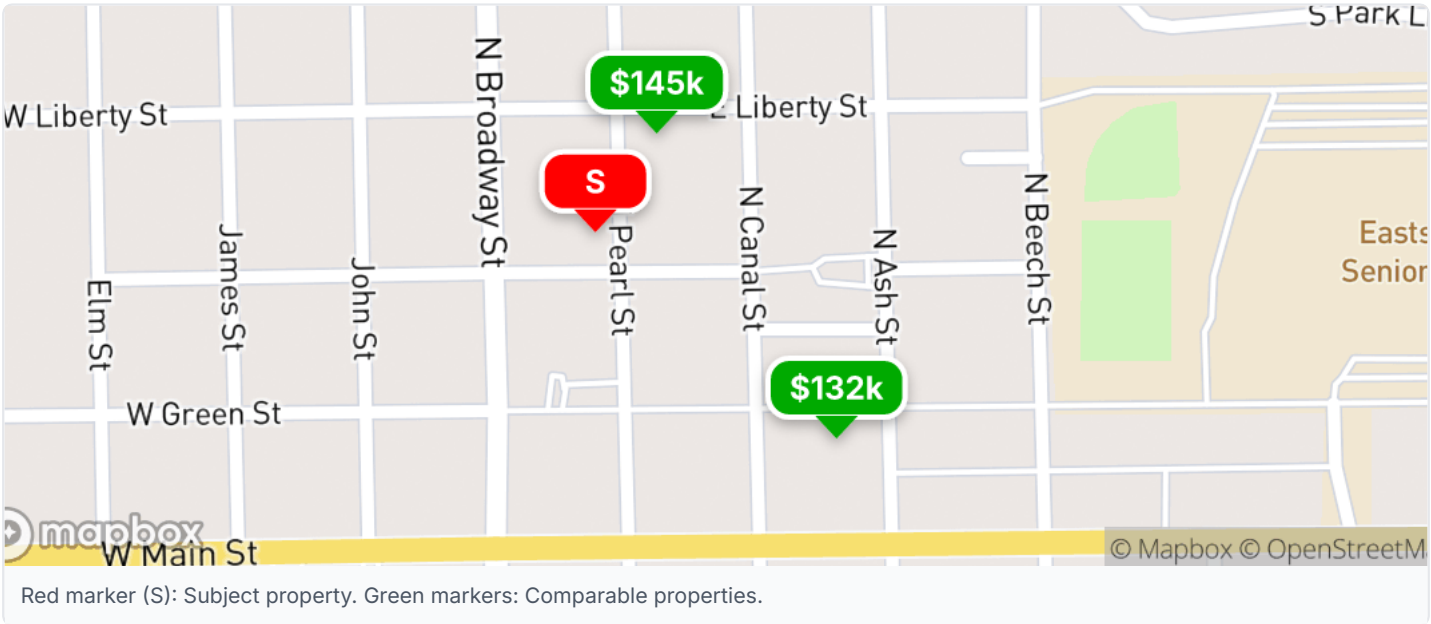
Adjustments

Comp sale prices were adjusted to the subject based on differences in square footage and lot size.

Comp	Original	Adjustment	Adjusted
308 E Green St, Butler, IN 46721	\$131,900	+\$510	\$132,410
315 N Pearl St, Butler, IN 46721	\$144,500	-\$5,904	\$138,596

Stats

Avg Beds: 2.0	Avg Bathrooms: 1.0
Avg Lot Size: 0.20 acres	Avg Year Built: 1958
Avg Distance: 0.1 miles	Average Months Since Sale: 17



Individual Comparable Properties

Address	Sale Price	Sale Date	Sq Ft	Price/Sq Ft	Bed	Bath	Year Built	Distance	Pool	Garage
300 N Pearl St, Butler, IN, 46721 Subject	—	10/16/2001	816	—	2	1	1940	—	N	Y
308 Green St, Butler, IN	\$131,900	09/03/2024	789	\$167	2	1	1950	0.1 mi	N	Y
315 N Pearl St, Butler, IN	\$144,500	09/30/2025	908	\$159	2	1	1965	0.1 mi	N	Y

Images

Comp 1: 308 E Green St, Butler, IN 46721



Comp 2: 315 N Pearl St, Butler, IN 46721



