LTD Property Group

# Comp Report

## 746 N Walnut St, Paulding, OH, 45879

Estimated ARV **$136,530 - $150,902**

1144 sq ft

2 Bedrooms; N/A Bathrooms - 1 full, N/A half

Garage: —; Pool: No



# Comps

| ARV (Adjusted) | Avg Square Feet | Avg Price Per Square Foot |
|---|---|---|
| $143,716 | 1046 sq ft | $146/sq ft |

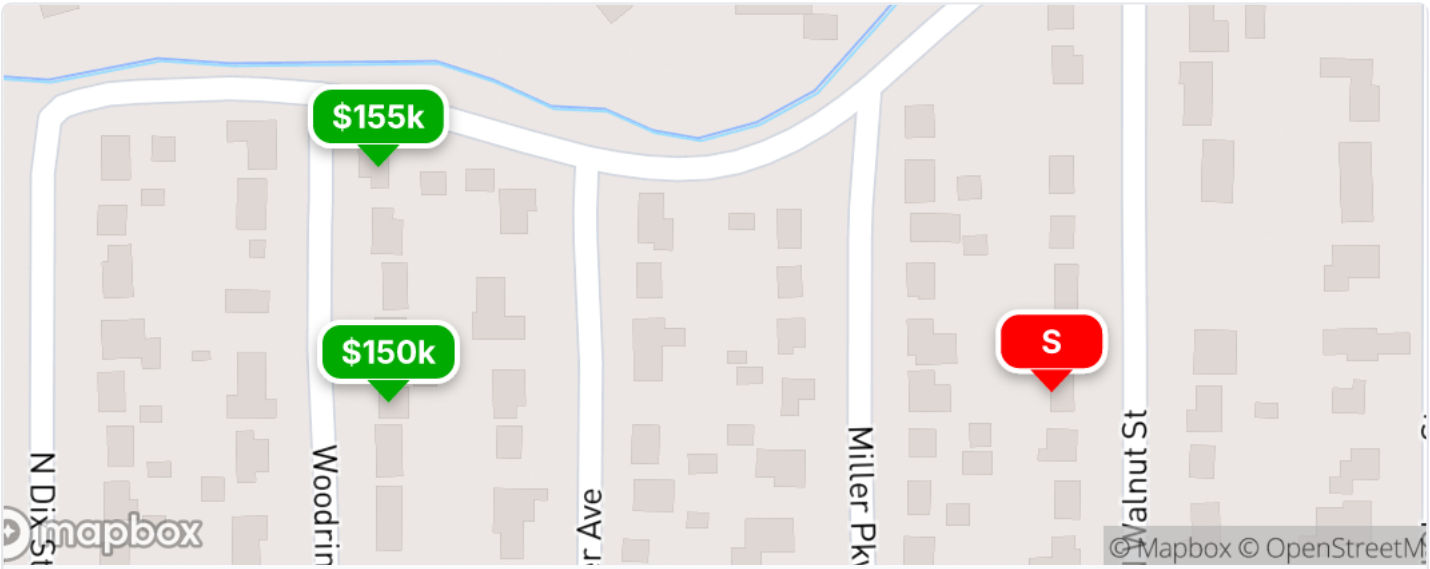
## Adjustments

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

| Comp | Original | Adjustment | Adjusted |
|---|---|---|---|
| 745 Woodring Ave, Paulding, O... | $150,000 | -$3,852 | $146,148 |
| 761 Woodring Ave, Paulding, O... | $155,000 | -$13,717 | $141,283 |

## Stats

Avg Beds: 3.0
Avg Bathrooms: 1.0
Avg Lot Size: 0.13 acres
Avg Year Built: 1955
Avg Distance: 0.1 miles
Average Months Since Sale: 6




Red marker (S): Subject property. Green markers: Comparable properties.

### Individual Comparable Properties

| Address | Sale Price | Sale Date | Sq Ft | Price/Sq Ft | Bed | Bath | Year Built | Distance | Pool | Garage |
|---|---|---|---|---|---|---|---|---|---|---|
| 746 N Walnut St, Paulding, OH, 45879 Subject | — | 06/03/2026 | 1,144 | — | 2 | N/A | 1948 | — | N | - |
| 745 Woodring Ave, Paulding, OH | $150,000 | 07/30/2026 | 976 | $154 | 3 | 1 | 1955 | 0.1 mi | N | Y |
| 761 Woodring Ave, Paulding, OH | $155,000 | 10/05/2025 | 1,116 | $139 | 3 | 1 | 1954 | 0.1 mi | N | Y |

# Images

## Comp 1: 745 Woodring Ave, Paulding, OH 45879

















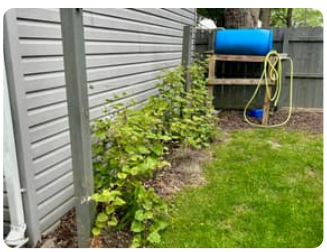

















## Comp 2: 761 Woodring Ave, Paulding, OH 45879















