



Valuation Summary

Estimated Value

\$261,000

Estimated Value Range

\$243,000 - \$280,000

Forecast Standard Deviation

3

Valuation Successful

Confidence Score

87

Last Market Sale	Prior Market Sale	Current Listing Status
There is no sale data available.	There is no prior market sale data available.	There is no listing data available.

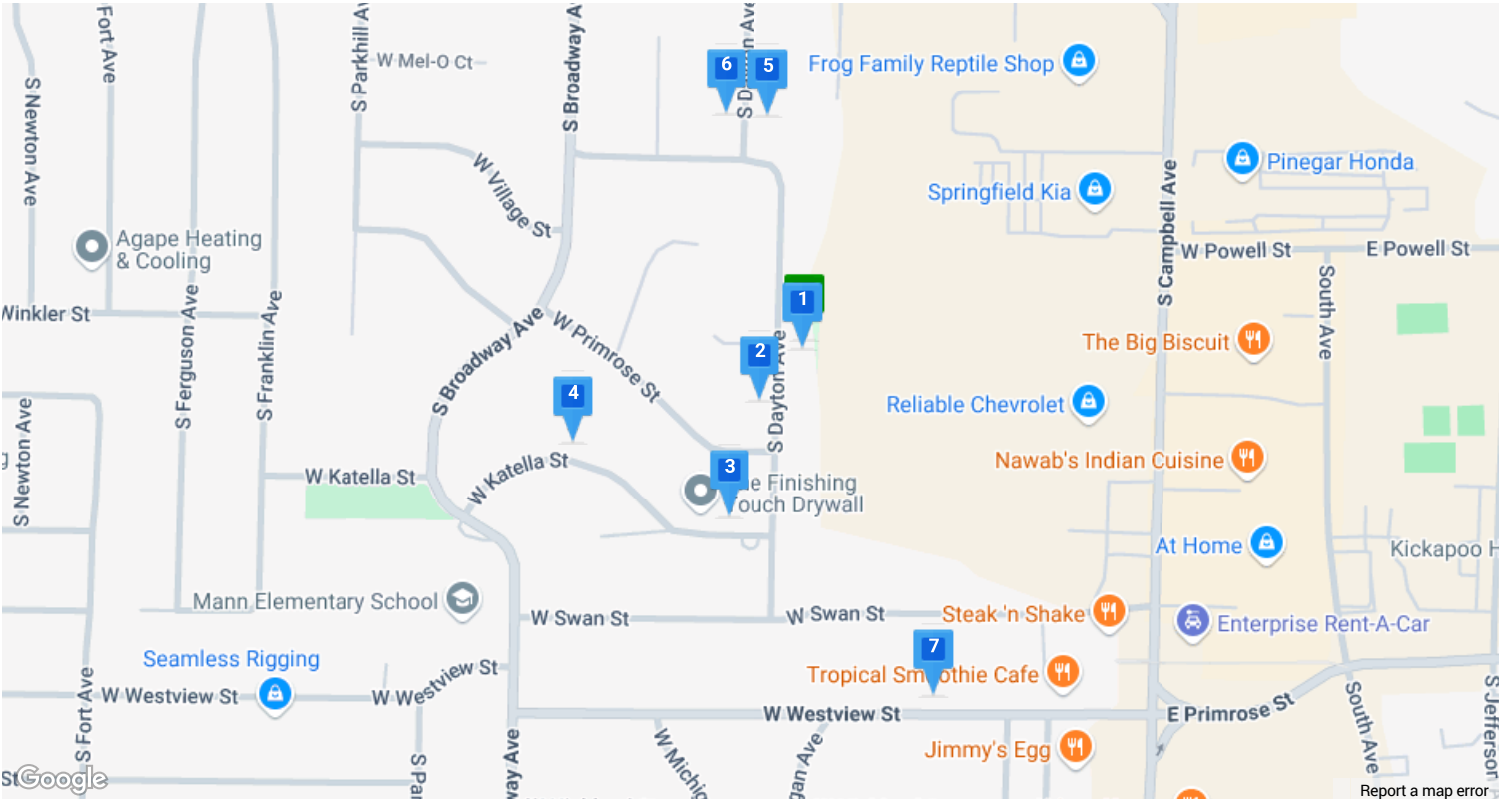
Property Details

Land Use:	SFR	Bedrooms:	3	Living Area:	1,600 Sq. Ft.	Year Built / Eff:	1969 /
Zoning:	INC	Baths (F / H):	2 /	Lot Area:	12,894 Sq. Ft.	Stories:	1
Subdiv / Tct:	Village Green 1St Add /	Total Rooms:	6	Basement:	Crawl-Space	Parking Type:	Garage
Style:	Ranch	Pool:		Cooling:		Garage #:	2
Exterior Wall:		Fireplace:	1	Heating:		Price / Sq. Ft.:	

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.0		3610 S Dayton Ave, Springfield, MO 65807	02/08/2024				2,020		4 / 2	12,894	55
2	0.1		3631 S Dayton Ave, Springfield, MO 65807	03/06/2024	\$285,950			1,642	\$174	3 / 2	14,549	53
3	0.1		637 W Katella St, Springfield, MO 65807	08/30/2024	\$284,287			2,053	\$138	3 / 2	13,983	57
4	0.2		733 W Katella St, Springfield, MO 65807	11/08/2024	\$223,133			1,880	\$119	3 / 2	14,723	58
5	0.2		3454 S Dayton Ave, Springfield, MO 65807	02/06/2024	\$247,450			1,848	\$134	3 / 2	14,505	58
6	0.2		3453 S Dayton Ave, Springfield, MO 65807	08/23/2024	\$339,249			1,644	\$206	3 / 3	14,985	59
7	0.3		647 W Westview St, Springfield, MO 65807	04/04/2025	\$168,638			1,518	\$111	3 / 2	16,379	66

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comparable Sales

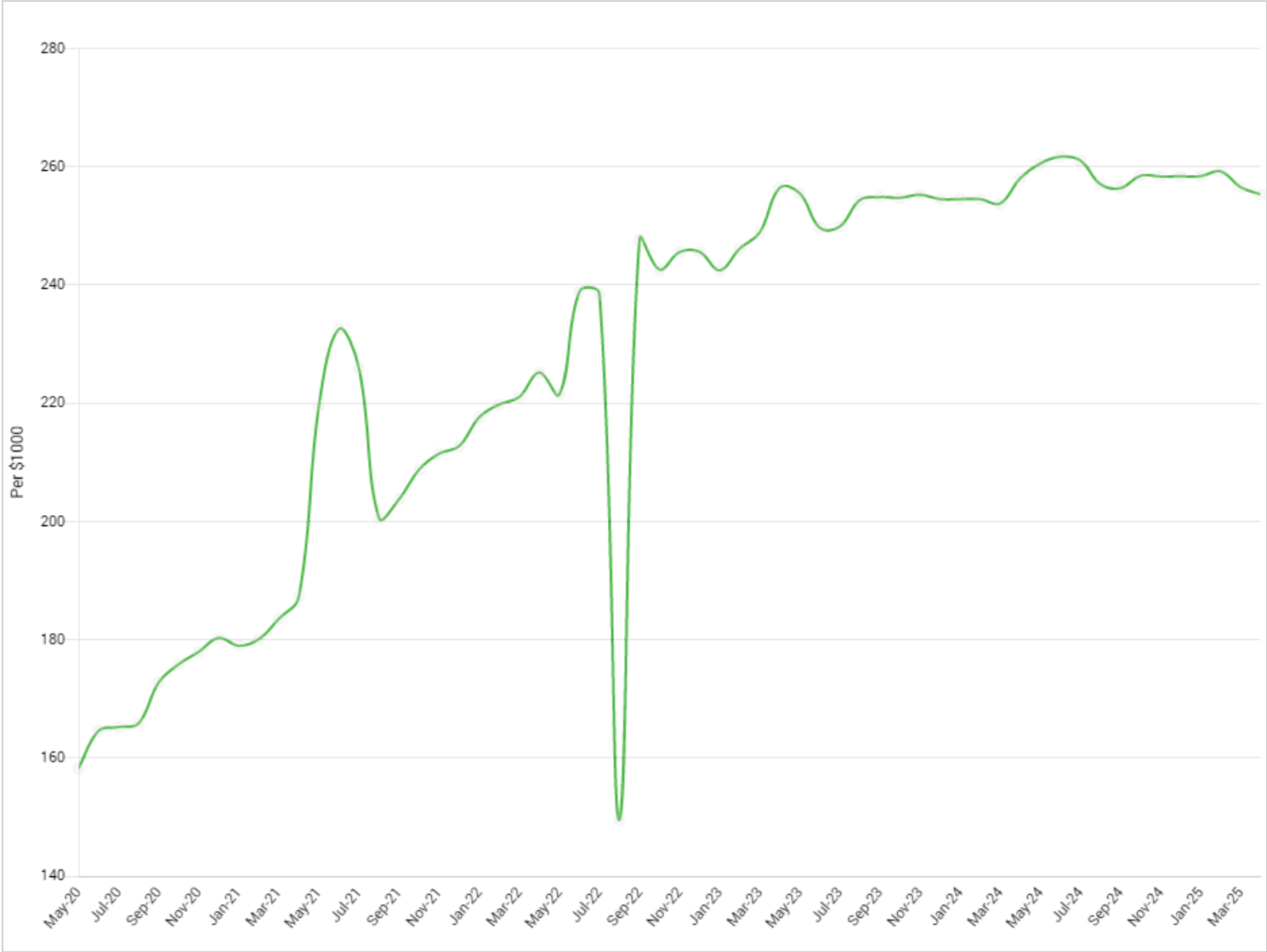



Subject Property Comparables

Market Trends - Springfield, MO (65807)



5 Year Value Trend



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