



COMPARABLE SALES FOR

Wednesday, April 07, 2021

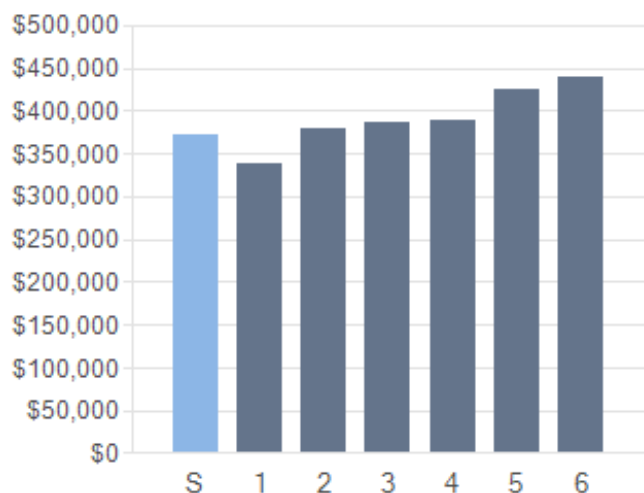
Property Address	2110 Melodie Ln Cumming, GA 30041-6861 Parcel ID 134 119
Average Cost per Sq. Foot	\$181.82 /sq ft (6 Comps)

Estimated Market Price Based On

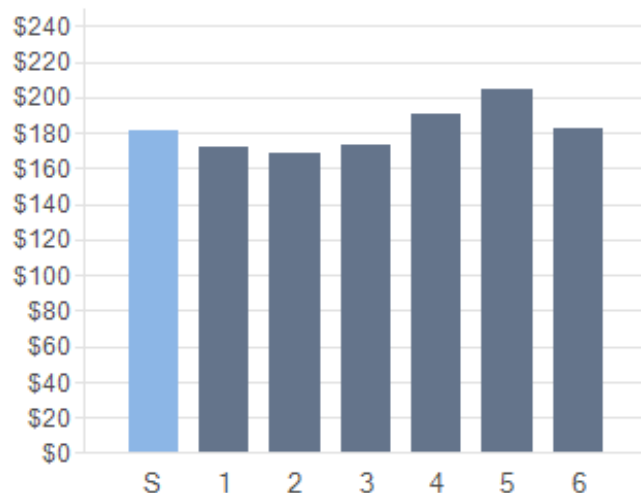
Average Cost per Sq. Foot	\$373,095
House Price Index	\$241,064
Average Sales Price/Tax Appraisal Ratio	\$269,094
Information provided via a Zillow API Zestimate® Home Valuation	N/A



No Images Available



Sales Prices of Comps
(Estimated Market Price for Subject)



Cost per Sq. Ft. of Comps
(Average Cost per Sq. Ft. for Subject)

SUBJECT AND COMPARABLE PROPERTIES

 For Sale
  Sold
  Sale Pending
  Sale Contingent
  Expired
  Foreclosure

	Subdiv.	Distance	RM/BR/BA	Stories	Condition	Sq. Ft.	Acres	Garage Size	Bsmnt Sq.Ft.	Bsmnt	Year Built	Last Sale Date	Last Sale Price	Price/ SqFt
S	2110 Melodie Ln Cumming, GA 30041-6861 													
		N/A	/3/2	1	Average	2,052	1	702		No	1996	04/01/2005	\$178,000	\$86.74
1	4075 Chestnut Springs Ct Cumming, GA 30041-5604 													
	Chestnut Springs	0.62 mi	/3/2.5	2	Average	1,970	0.55			No	1998	02/17/2021	\$338,000	\$171.57
2	2425 Tillery Ln Cumming, GA 30041-7429 													
	Margate	0.66 mi	/4/2.5	1.5	Average	2,245	0.54			No	1995	01/28/2021	\$379,000	\$168.82
3	1865 Westwind Dr Cumming, GA 30041-7299 													
	W24	0.39 mi	/3/2.5	2	Average	2,231	0.72		156	Yes	1995	12/01/2020	\$386,000	\$173.02
4	1320 Badingham Dr Cumming, GA 30041-9555 													
	Longlake	0.57 mi	/3/2.5	1	Average	2,047	0.3			No	2001	11/12/2020	\$390,000	\$190.52
5	1710 Bookhout Dr Cumming, GA 30041-9547 													
	Longlake	0.35 mi	/3/2.5	1	Average	2,073	0.71			No	2002	10/13/2020	\$425,000	\$205.02
6	1640 Bookhout Dr Cumming, GA 30041-9543 													
	Longlake	0.27 mi	/3/2.5	1	Average	2,418	1.18			No	2001	07/31/2020	\$440,000	\$181.97