





Comparable Sales Report

For Property:10-24-200-008-000

Comp Sheet Format: Residential Lancaster Public

Market Area: Residential Conversions

	Subject	Comp1	Comp2	Comp3
Property ID	10-24-200-008-000	17-19-316-007-000	17-19-139-005-000	17-19-109-004-000
Photo				
Address	1328 N 21ST ST LINCOLN NE 68503	3055 S ST LINCOLN NE 68503	3009 HOLDREGE ST LINCOLN NE	2963 DUDLEY ST LINCOLN NE 68503
Neighborhood	8NC01	8NC01	8NC01	8NC01
DWELLING INFORMATION				
Improvement Type	2 Story Conversion	1 1/2 Story Conversion	2 Story Conversion	2 Story Conversion
Year Built	1900	1900	1904	1900
Living Area	1,712	1,699	1,790	1,785
Heat/AC	Heat Only	Heat Only	Heat Only	Heat and Air
Bsmt Area/GoodFin/MinFin/Fnd	888 / 600 / 0 / 4	400 / 0 / 0 / 3	958 / 950 / 0 / 7	728 / 0 / 0 / 3
AttGar/DetGar/Carport/Capacity	0 / 0 / 0 / 0	0 / 396 / 0 / 1	0 / 0 / 0 / 0	0 / 0 / 0 / 0
Baths 5fix/4fix/3fix/2fix/Addl	0.0 / 0.0 / 4 / 0.0 / 3	0.0 / 0.0 / 3 / 0.0 / 2	0.0 / 0.0 / 2 / 0.0 / 1	0.0 / 0.0 / 2 / 0.0 / 1
Fireplaces				
MARKET INFORMATION				
Sale Date		2/23/2023	1/2/2024	3/10/2022
Sale Price		\$185,000	\$171,500	\$205,000
Adj Sale Price		\$383,300	\$369,800	\$403,300
Final Value	\$357,200			