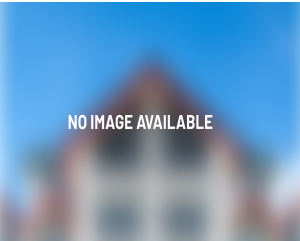
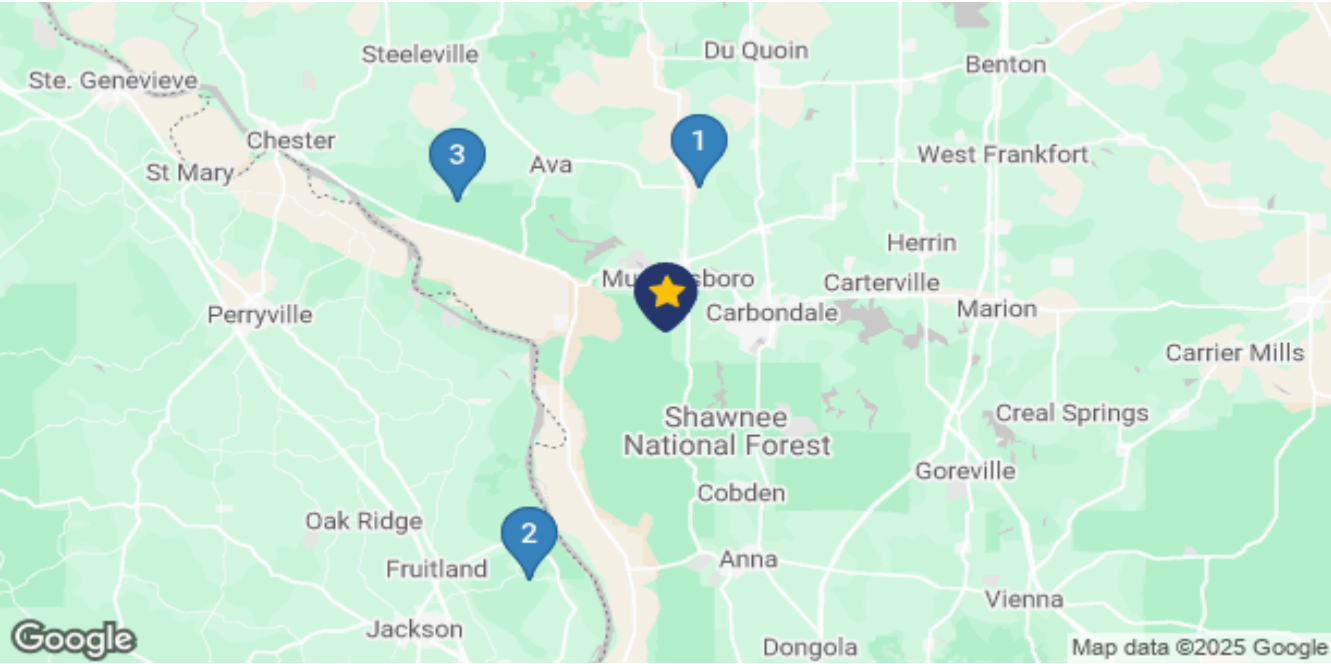


Comparables for:



 89 C D E Ln, Murphysboro, IL, 62966

Est. Value:	\$ 574,940.8	Price	Square Feet	Year Built	Lot SqFt
Avg Price/SqFt:	\$ 256.67	\$175,000	2240	2002	638,590
Avg Price:	\$ 763,000	Bedrooms	Bathrooms	Price/SqFt	
		3	2	\$78	



<div>1</div> <div>4146 Truax Traer Rd, Murphysboro, IL, 62966</div> <div></div> <div></div> <div>Distance: 11.10 miles</div>	Type	Price	Square Feet	Price/SqFt	Lot SqFt
	Rural/Agricultural Residence	\$450,000	2,160	\$208	2,013,779
	Year Built	Bedrooms	Bathrooms	Stories	Pool
	1950	3	2	N/A	No
	Estimated Value	Days on Market	Date	Price	Owner Name
	\$478,475	246	07/12/2022	\$450,000	Brian Preston
	Owner Occupied	Ownership Type	Financing Type	Vacancy Status	Occup. Status
	No	Individual	Financed	Not Vacant	Absentee Owner
	Owner Mailing Address		Flip Length	% ARV	Spread
	713 Gilpin Way, Port Orange, FL, 32129			39%	\$275,000
	Property Category	MLS Status	On Market	Subdivision	
	Residential	sold	No		

2 325 Arapaho Ln, Cape Girardeau, MO, 63701



Distance: 20.93 miles

Type	Price	Square Feet	Price/SqFt	Lot SqFt
Rural/Agricultural Residence	\$1,064,000	2,148	\$495	4,697,946
Year Built	Bedrooms	Bathrooms	Stories	Pool
1929	3	4	2	No
Estimated Value	Days on Market	Date	Price	Owner Name
\$818,843	117	07/01/2024	\$1,064,000	FRANK L BLASINEY IRREVOCABLE TRUST
Owner Occupied	Ownership Type	Financing Type	Vacancy Status	Occup. Status
No	Company Owned	Financed	Not Vacant	Absentee Owner
Owner Mailing Address	MLS Status	On Market	% ARV	Spread
535 Boxwood Dr Apt 1, Cape Girardeau, MO, 63701	sold	No	16%	\$889,000
Property Category	MLS Status	On Market	Subdivision	
Residential	sold	No		

3 1548 Koehn Rd, Ava, IL, 62907



Distance: 17.36 miles

Type	Price	Square Feet	Price/SqFt	Lot SqFt
Rural/Agricultural Residence	\$775,000	2,404	\$67	1,960,200
Year Built	Bedrooms	Bathrooms	Stories	Pool
2015	5	1	1	No
Estimated Value	Days on Market	Date	Price	Owner Name
\$743,983	60	02/12/2025	\$160,000	Cephas Yoder
Owner Occupied	Ownership Type	Financing Type	Vacancy Status	Occup. Status
Yes	Individual	Financed	Not Vacant	Owner Occupied
Owner Mailing Address	MLS Status	On Market	% ARV	Spread
1548 Koehn Rd, Ava, IL, 62907	active	Yes	23%	\$600,000
Property Category	MLS Status	On Market	Subdivision	
Residential	active	Yes		