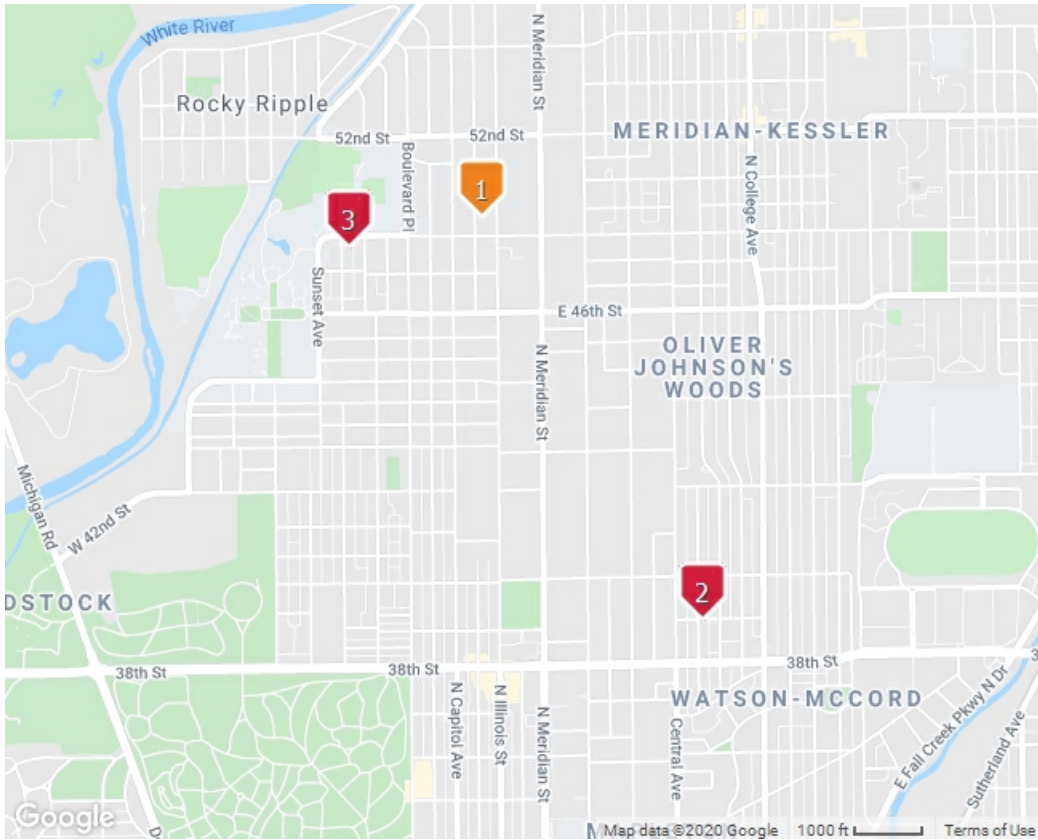



Map with Thumbnail



- 

4919 N KENWOOD Ave, Indianapolis, IN 46208
 BLC#: [21727680](#) Status: **Pend** Price: **\$249,900**
 Contingency: DOM: **1**
 Sub Type: **Single Fam** Acres: **0.13** Area: **4903**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **5** SqFt: **1,872**
 School Dist: **Indianapolis Public Schools** Year Built: **1930**
 Directions: **Meridian to 49th Street, west to Kenwood, South to home.**
- 

3867 RUCKLE St, Indianapolis, IN 46205
 BLC#: [21724222](#) Status: **S** Price: **\$216,000**
 Contingency: DOM: **22**
 Sub Type: **Single Fam** Acres: **0.08** Area: **4903**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **6** SqFt: **2,708**
 School Dist: **Indianapolis Public Schools** Year Built: **1915**
 Directions: **From 46th & Meridian, east to Central, south to 40th, east one block to Ruckle, south to house.**
- 

4725 Rookwood Ave, Indianapolis, IN 46208
 BLC#: [21700991](#) Status: **S** Price: **\$187,000**
 Contingency: DOM: **80**
 Sub Type: **Single Fam** Acres: **0.16** Area: **4903**
 Beds: **2** Bath: **1 (1 0)** # Rooms: **8** SqFt: **1,440**
 School Dist: **Indianapolis Public Schools** Year Built: **1941**
 Directions: **just South of Hinkle Field House**

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CMA 1 - Line

Prepared By: Michele Russo

Listings as of 10/01/20 at 10:56 am

Property Type is one of 'Residential', 'ResidentialLease' Status is 'Pend' Status is 'Sold' Status Contractual Search Date is 10/01/2020 to 10/02/2019 Trans Type is 'Sale' Latitude, Longitude is within 1.00 mi of 4114 N Capitol Ave, Indianapolis, IN 46208, USA Garage is yes Beds Total is 2 or less Baths Total is 1 or less Sq Ft Main Upper is 1600 or less Year Built is 1950 or less

Residential

Pending Properties

MLS #	Pending Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	DOM
21727680	07/24/2020	4919 North KENWOOD Avenue	4903	A B CARTERS	2	1/0	1	1	1LEVL	1930	936	936	\$266.99	\$249,900	1
# LISTINGS:					2	1/0				1930	936	936	\$266.99	\$249,900	1
					2	1/0				1930	936	936	\$266.99	\$249,900	1
					2	1/0				1930	936	936	\$266.99	\$249,900	1
					2	1/0				1930	936	936	\$266.99	\$249,900	1

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
21724222	09/10/2020	3867 RUCKLE Street	4903	ARDMORE	2	1/0	1	1	1LEVL	1915	1,354	1,354	\$159.53	\$225,000	\$216,000	22
21700991	06/18/2020	4725 Rookwood Avenue	4903	HINSLEY	2	1/0	1	1	2LEVL	1941	720	720	\$259.72	\$199,500	\$187,000	80
# LISTINGS:					2	1/0				1928	1,037	1,037	\$209.63	\$212,250	\$201,500	51
					2	1/0				1915	720	720	\$159.53	\$199,500	\$187,000	22
					2	1/0				1941	1,354	1,354	\$259.72	\$225,000	\$216,000	80
					2	1/0				1928	1,037	1,037	\$209.63	\$212,250	\$201,500	51

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$199,500	\$249,900	\$224,800	\$225,000
Sold Price	\$187,000	\$216,000	\$201,500	\$201,500

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3-Up Comparison

Prepared By: Michele Russo

Listings as of 10/01/20 at 10:56 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
	4919 North KENWOOD Avenue	4725 Rookwood Avenue	3867 RUCKLE Street
BLC#	21727680	21700991	21724222
List Price	\$249,900	\$199,500	\$225,000
List Date	07/24/2020	03/17/2020	07/13/2020
Status	Pending	Sold	Sold
Prop Type	Residential	Residential	Residential
Sub Type	Single Fam	Single Fam	Single Fam
DOM	1	80	22
Subdivision	A B CARTERS	HINSLEY	ARDMORE
Area	4903 - Marion - Washington	4903 - Marion - Washington	4903 - Marion - Washington
Year Built	1930	1941	1915
M/U Sqft	936	720	1,354
Total Sqft	1,872	1,440	2,708
Beds	2	2	2
F/H Baths	1/0	1/0	1/0
Style	Bungalow/Shotgun	TraditonalAmerican	Arts&Crafts/Craftsman
# Units			
# Stories			
Levels	1 Level	2 Levels	1 Level
Heat	ForcedAir	ForcedAir	ForcedAir
Water			
Sewer			
Parking	Detached	Detached	Built-In
\$/SqFt	\$133.49	\$129.86	\$79.76
Tax Amt	\$967	\$775	\$2,393
Acres	0	0	0
Basement	Plumbing Roughed In	Full, Unfinished, Daylite Windows	Finished
Zoning			
Sold Price		\$187,000	\$216,000
Sold Date		06/18/2020	09/10/2020
Remarks	Listed and pending.	Great home in the HEART of BUTLER UNIVERSITY in walking distance to Indianapolis Art Institute, Monon Trail and Broad Ripple Shops and	

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