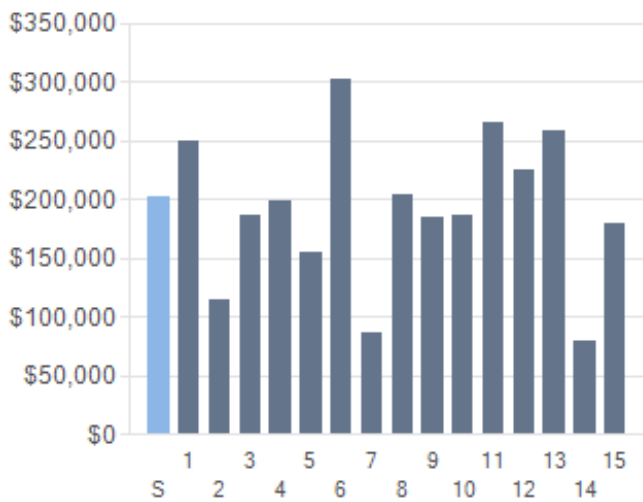
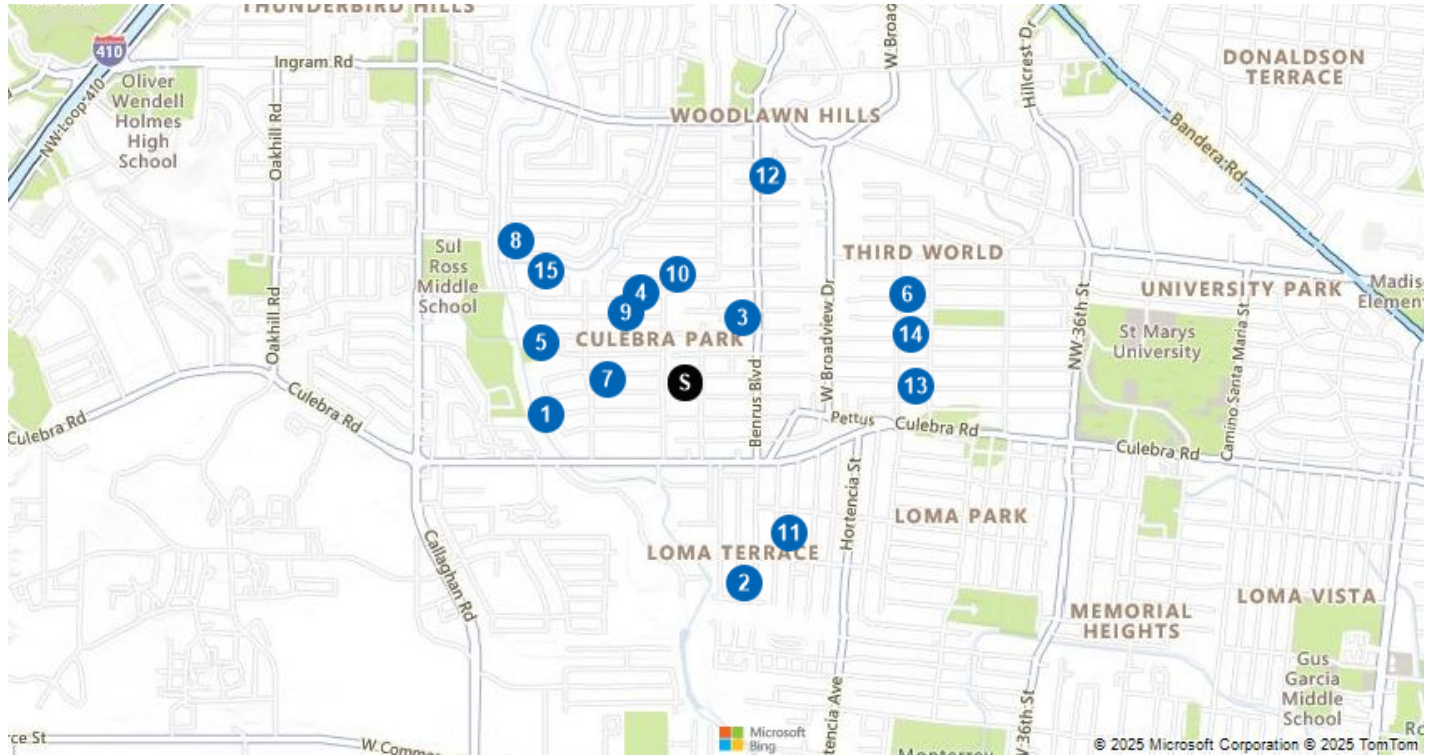


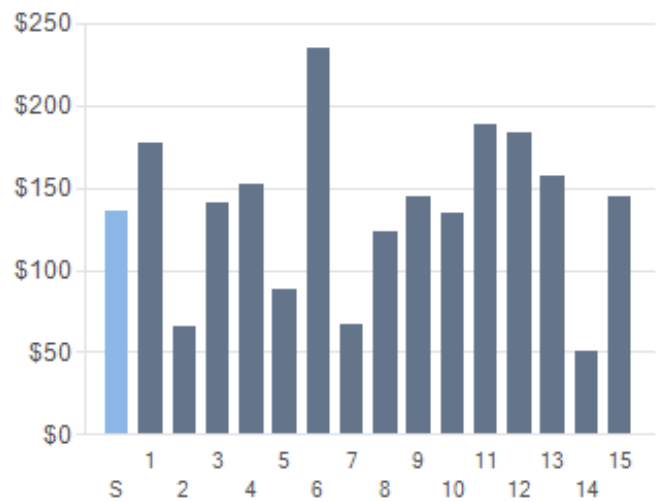
COMPARABLE SALES FOR

Friday, April 25, 2025

<b>Property Address</b>	5222 Lark San Antonio, TX 78228-4532 Parcel ID 11482-007-0040	<b>Estimated Market Price Based On</b>	
		Average Cost per Sq. Foot	\$202,235
		House Price Index	N/A
<b>Average Cost per Sq. Foot</b>	\$135.91 /sq ft (21 Comps)	Average Sales Price/Tax Appraisal Ratio	\$159,588







**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

	Subdiv.	Distance	RM/BR/BA	Stories	Condition	Sq. Ft.	Acres	Garage Size	Bsmnt	Bsmnt Sq.Ft.	Year Built	Last Sale Date	Last Sale Price	Price/SqFt
S	<b>5222 Lark</b> San Antonio, TX 78228-4532 													
	Magnolia Fig Gdns Ns/Sa	N/A	6/3/2			1,488	0.172		No		1948			
1	<b>1427 San Andreas St</b> San Antonio, TX 78228-4428 													
	Culebra Park	0.44 mi	4/2/1			1,402	0.31		No		1967	04/18/2025	\$249,000	\$177.60
2	<b>318 Surrels Ave</b> San Antonio, TX 78228-5725 													
	Loma Area 1 Ed	0.65 mi	5/3/1			1,746	0.165		No		1956	04/17/2025	\$115,000	\$65.86
3	<b>5018 Cannon</b> San Antonio, TX 78228-4524 													
	Magnolia Fig Gdns Ns/Sa	0.27 mi	4/3/2			1,332	0.172		No		1940	04/15/2025	\$187,000	\$140.39
4	<b>5223 Hemphill Dr</b> San Antonio, TX 78228-3635 													
	Culebra Park	0.31 mi	6/3/2			1,303	0.179		No		1970	03/21/2025	\$199,000	\$152.72
5	<b>5522 Calistoga St</b> San Antonio, TX 78228-4449 													
	Culebra Park	0.46 mi	6/3/3			1,762	0.168		No		1970	02/21/2025	\$155,000	\$87.97
6	<b>331 Riverdale Dr</b> San Antonio, TX 78228 													
	University Park Sa/Ns	0.75 mi	/3/2			1,282	0.161	380	No		2022	02/07/2025	\$301,654	\$235.30
7	<b>5362 Santa Cruz St</b> San Antonio, TX 78228-4441 													
	Culebra Park	0.23 mi	5/3/1.5			1,286	0.152		No		1969	12/30/2024	\$86,200	\$67.03
8	<b>5630 Southwick St</b> San Antonio, TX 78228-3537 													
	Culebra Park	0.68 mi	5/3/2			1,662	0.152		No		1973	11/20/2024	\$205,000	\$123.35
9	<b>5343 La Cresenta St</b> San Antonio, TX 78228-4422 													
	Culebra Park	0.28 mi	5/3/1.5			1,274	0.168		No		1970	11/18/2024	\$185,000	\$145.21
10	<b>5151 Grovehill St</b> San Antonio, TX 78228-3631 													
	Culebra Park	0.34 mi	6/3/1.5			1,394	0.172		No		1970	11/06/2024	\$187,250	\$134.33

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	<b>235 Florencia Ave</b> <b>San Antonio, TX 78228</b> 										
	Loma Area 1 Ed	0.57 mi	/3/2	1,410	0.147	No	2023	11/01/2024	\$265,000	\$187.94	
12	<b>4939 Brockman St</b> <b>San Antonio, TX 78228-3739</b> 										
	Magnolia Fig Gdns Ns/Sa	0.69 mi	5/2/1	1,226	0.172	No	1971	10/23/2024	\$225,000	\$183.52	
13	<b>4618 Lark</b> <b>San Antonio, TX 78228</b> 										
	University Park Sa/Ns	0.72 mi	/2/2	1,643	0.161	No	2023	09/04/2024	\$259,000	\$157.64	
14	<b>327 Globe Ave</b> <b>San Antonio, TX 78228-4712</b> 										
	University Park Sa/Ns	0.72 mi	9/4/2	1,562	0.161	576	No	1955	08/30/2024	\$79,000	\$50.58
15	<b>5527 Greenside St</b> <b>San Antonio, TX 78228-3514</b> 										
	Culebra Park	0.55 mi	5/3/1	1,242	0.177	No	1970	08/09/2024	\$180,000	\$144.93	