

BEREA FOREST, SC

multifamily | parcel B008030100366 | Greenville County, SC
SUBJECT

Building size: 1,650 SF
Units: -
Year built:
Last arm's-length sale:
Assessor appraised (reference):
Land: -

VALUATION CONCLUSION

\$286,918
Indicated range \$242,649 - \$356,301 basis ppsf_median confidence 0.10 34 comps scope state

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	GAY	2024-12-31	\$227,000	1,400 SF	\$162/SF	4.37 mi	\$267,531	greenville_sc
2	NORTH	2024-12-23	\$250,000	1,712 SF	\$146/SF	12.49 mi	\$240,949	greenville_sc
3	WHITE OAK	2024-12-18	\$345,000	1,598 SF	\$215/SF	5.06 mi	\$356,218	greenville_sc
4	WOFFORD	2024-12-11	\$400,000	2,100 SF	\$190/SF	9.24 mi	\$314,292	greenville_sc
5	EARLE	2024-12-10	\$825,000	3,074 SF	\$268/SF	4.21 mi	\$442,827	greenville_sc
6	BALSAM	2024-12-06	\$140,000	-	-	4.87 mi	-	greenville_sc
7	TANYARD	2024-11-25	\$1,500,000	-	-	4.77 mi	-	greenville_sc
8	HAVEN	2024-11-18	\$243,000	1,176 SF	\$206/SF	1.02 mi	\$340,939	greenville_sc
9	WESTMORELAND	2024-11-04	\$649,000	-	-	12.43 mi	-	greenville_sc
10	CAREY	2024-10-28	\$209,000	1,536 SF	\$136/SF	12.40 mi	\$224,515	greenville_sc

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	OLD KEITH	2024-10-28	\$190,000	864 SF	\$219/SF	11.17 mi	\$362,851	greenville_sc
12	EUNICE	2024-10-23	\$360,966	1,620 SF	\$222/SF	1.75 mi	\$367,653	greenville_sc
13	GREEN	2024-10-16	\$345,000	1,105 SF	\$312/SF	4.92 mi	\$515,163	greenville_sc
14	8TH	2024-10-03	\$218,000	1,056 SF	\$206/SF	3.07 mi	\$340,626	greenville_sc
15	STEPHENSON STREET	2024-10-02	\$360,000	-	-	8.62 mi	-	greenville_sc
16	DONALDSON	2024-10-01	\$475,000	-	-	9.79 mi	-	greenville_sc
17	ZET	2024-09-23	\$650,000	1,450 SF	\$448/SF	5.65 mi	\$739,662	greenville_sc
18	JUNE	2024-09-05	\$165,000	1,656 SF	\$99/SF	9.72 mi	\$164,406	greenville_sc
19	4TH	2024-09-04	\$152,500	1,568 SF	\$97/SF	3.17 mi	\$160,479	greenville_sc
20	KEEL	2024-08-30	\$433,700	-	-	17.84 mi	-	greenville_sc
21	WHITE OAK	2024-08-27	\$320,000	1,590 SF	\$201/SF	5.03 mi	\$332,079	greenville_sc
22	MONTAGUE	2024-08-26	\$285,000	-	-	1.32 mi	-	greenville_sc
23	LEANDER	2024-07-30	\$505,631	-	-	11.04 mi	-	greenville_sc
24	BULLS	2024-07-22	\$850,000	-	-	9.42 mi	-	greenville_sc
25	HILLHOUSE	2024-07-10	\$422,000	2,592 SF	\$162/SF	5.57 mi	\$268,636	greenville_sc

0 non-market low outlier(s) excluded by the pool-relative floor.

METHODOLOGY & PURITY

Comparable sales are limited to VERIFIED, arm's-length, non-distressed, non-estimated recorded sales of the same property type within the subject's state. Nominal / quitclaim / intra-family transfers, foreclosure & other distressed deeds, estimated prices, and multi-parcel deeds are excluded; 0 presumptive non-market low outlier(s) were excluded by the pool-relative floor. No qualitative (condition, location, or time) adjustments are applied - each comp's indicated value is a pure size-normalization (price per square foot) applied to the subject. The concluded value is the median of the qualified comp set's rate (an AVM, not a certified appraisal).

EXCLUSION LOG - WHAT WE REFUSED, AND WHY

1139 excluded candidate(s) in scope | showing 100

Address	Sale date	Sale price	Deed type	Reason(s)
OLD BUNCOMBE	2026-03-13	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
8TH	2026-03-02	\$167,500	non_qualified	deed_type=non_qualified
LOWNDES HILL	2026-03-02	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
WEXFORD	2026-03-02	\$900,258	non_qualified	deed_type=non_qualified
FOWLER	2026-02-26	\$415,000	non_qualified	deed_type=non_qualified
JAMISON	2026-02-24	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
WHITE OAK	2026-02-19	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
EARLE	2026-02-12	\$830,000	non_qualified	deed_type=non_qualified
HOLLYWOOD	2026-02-03	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
KEOWEE	2026-01-30	\$455,000	non_qualified	deed_type=non_qualified
ROGERS	2026-01-27	\$315,000	non_qualified	deed_type=non_qualified
LILY	2026-01-27	\$370,000	non_qualified	deed_type=non_qualified
OLD MOUNTAIN CREEK	2026-01-23	\$303,500	non_qualified	deed_type=non_qualified
OLD MOUNTAIN CREEK	2026-01-23	\$308,500	non_qualified	deed_type=non_qualified
MCGARITY	2026-01-20	\$525,000	non_qualified	deed_type=non_qualified
DEVONWOOD	2026-01-20	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
ST MARK	2026-01-20	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
OLD CHICK SPRINGS	2026-01-20	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
CUMBERLAND	2026-01-16	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
TANNER	2026-01-14	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
TANNER	2026-01-13	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
HUBERT	2026-01-12	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
STATE PARK	2026-01-12	\$265,000	non_qualified	deed_type=non_qualified

CREVault - auditable comparable-sales intelligence

Address	Sale date	Sale price	Deed type	Reason(s)
STATE PARK	2026-01-12	\$265,000	non_qualified	deed_type=non_qualified
STATE PARK	2026-01-12	\$265,000	non_qualified	deed_type=non_qualified
KEOWEE	2026-01-07	\$425,000	non_qualified	deed_type=non_qualified
CATAWBA	2025-12-31	\$409,000	non_qualified	deed_type=non_qualified
MONTAGUE	2025-12-31	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
ROBINSON	2025-12-30	\$650,000	non_qualified	deed_type=non_qualified
TAMPA	2025-12-23	\$160,000	non_qualified	deed_type=non_qualified
ASBURY	2025-12-18	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
MURRAY	2025-12-17	\$520,000	non_qualified	deed_type=non_qualified
MCGARITY	2025-12-15	\$263,000	non_qualified	deed_type=non_qualified
CATAWBA	2025-12-09	\$400,000	non_qualified	deed_type=non_qualified
BUENA VISTA	2025-12-08	\$388,000	non_qualified	deed_type=non_qualified
CATAWBA	2025-12-04	\$400,000	non_qualified	deed_type=non_qualified
CATAWBA	2025-12-04	\$400,000	non_qualified	deed_type=non_qualified
FLORIDA	2025-12-03	\$161,200	non_qualified	deed_type=non_qualified
MONTAGUE	2025-12-03	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
BERKLEY	2025-12-02	\$275,000	non_qualified	deed_type=non_qualified
RUTHERFORD	2025-11-25	\$4,379,000	non_qualified	deed_type=non_qualified
NEAL	2025-11-24	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
RUTHERFORD	2025-11-24	\$5,889,000	non_qualified	deed_type=non_qualified
RUTHERFORD	2025-11-24	\$4,832,000	non_qualified	deed_type=non_qualified
WOOD	2025-11-24	\$393,000	non_qualified	deed_type=non_qualified
MITCHELL	2025-11-21	\$1,125,000	non_qualified	deed_type=non_qualified
BEREA FOREST	2025-11-20	\$420,000	non_qualified	deed_type=non_qualified
LORA	2025-11-17	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
RETRIEVER	2025-11-13	\$310,000	non_qualified	deed_type=non_qualified
CAVALIER	2025-11-12	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
FARIS	2025-11-10	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate

CREVault - auditable comparable-sales intelligence

Address	Sale date	Sale price	Deed type	Reason(s)
JAMISON	2025-11-06	\$500,000	non_qualified	deed_type=non_qualified
VIRGINIA	2025-10-31	\$477,000	non_qualified	deed_type=non_qualified
VON HOLLEN	2025-10-30	\$165,000	non_qualified	deed_type=non_qualified
EASY	2025-10-28	\$270,000	non_qualified	deed_type=non_qualified
CRESTVIEW	2025-10-27	\$245,000	non_qualified	deed_type=non_qualified
HYDE	2025-10-27	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
DONNAN	2025-10-27	\$580,000	non_qualified	deed_type=non_qualified
ECHOLS	2025-10-23	\$497,000	non_qualified	deed_type=non_qualified
PARIS CREEK	2025-10-22	\$4,000,000	non_qualified	deed_type=non_qualified
ELDER	2025-10-21	\$321,000	non_qualified	deed_type=non_qualified
STATE PARK	2025-10-20	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
FOREST	2025-10-06	\$825,000	non_qualified	deed_type=non_qualified
BULLS	2025-09-30	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
BAGWELL	2025-09-15	\$315,000	non_qualified	deed_type=non_qualified
4TH	2025-09-15	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
NORTH	2025-08-28	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
LOWNDES HILL	2025-08-28	\$370,000	non_qualified	deed_type=non_qualified
SCOTT	2025-08-22	\$474,000	non_qualified	deed_type=non_qualified
GRANT	2025-08-04	\$245,000	non_qualified	deed_type=non_qualified
BLUE RIDGE	2025-07-31	\$380,000	non_qualified	deed_type=non_qualified
BEACON	2025-07-30	\$810,000	non_qualified	deed_type=non_qualified
NICHOL	2025-07-21	\$1,250,000	non_qualified	deed_type=non_qualified
VON HOLLEN	2025-07-18	\$143,600	non_qualified	deed_type=non_qualified
STATE PARK	2025-07-15	\$230,000	non_qualified	deed_type=non_qualified
CEDAR LANE	2025-07-08	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
FOWLER	2025-06-30	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
FAIRVIEW	2025-06-30	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate

Address	Sale date	Sale price	Deed type	Reason(s)
PARK	2025-06-25	\$365,000	non_qualified	deed_type=non_qualified
CRESTONE	2025-06-20	\$175,600	non_qualified	deed_type=non_qualified
TANNER	2025-06-20	\$449,000	non_qualified	deed_type=non_qualified
MAIN	2025-06-16	\$700,000	non_qualified	deed_type=non_qualified
GANTT	2025-06-13	\$375,000	non_qualified	deed_type=non_qualified
PLEASANT	2025-06-12	\$325,000	non_qualified	deed_type=non_qualified
GRANT	2025-06-09	\$268,000	non_qualified	deed_type=non_qualified
WELTER	2025-06-06	\$190,000	non_qualified	deed_type=non_qualified
CRESTVIEW	2025-06-06	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
SPARTANBURG	2025-05-29	\$545,000	non_qualified	deed_type=non_qualified
NORTH	2025-05-27	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
BUENA VISTA	2025-05-27	\$335,000	non_qualified	deed_type=non_qualified
BALSAM	2025-05-21	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
LINCOLN SCHOOL	2025-05-21	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
SOMERSET	2025-05-12	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
MEMMINGER	2025-05-08	\$4,175,000	non_qualified	deed_type=non_qualified
STAG	2025-04-30	\$3,300,000	non_qualified	deed_type=non_qualified
PEARL	2025-04-24	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate
SPARTANBURG	2025-04-16	\$300,000	non_qualified	deed_type=non_qualified
JUNE	2025-04-15	\$280,000	non_qualified	deed_type=non_qualified
SCOTT	2025-04-08	\$500,000	non_qualified	deed_type=non_qualified
WEST	2025-04-04	-	non_qualified	deed_type=non_qualified; nominal_deed: no basis to estimate

PROVENANCE & CITATION PACK

Sources: greenville_sc | 25 comps | retrieved 2026-06-24T09:15:05

Per-comp citations (source chain, retrieval date, confidence basis):

1. GAY - \$227,000 (2024-12-31)

source greenville_sc | retrieved 2026-06-24T09:15:05 | method county_bulk | confidence 0.85 | raw_ref rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2740-1878|0188011000401

2. NORTH - \$250,000 (2024-12-23)

CREVault - auditable comparable-sales intelligence

source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2739-4383 G022001000500												
3. WHITE OAK - \$345,000 (2024-12-18)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2739-1449 0281000212800												
4. WOFFORD - \$400,000 (2024-12-11)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2738-2539 0632020101005												
5. EARLE - \$825,000 (2024-12-10)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2738-2099 0035000801900												
6. BALSAM - \$140,000 (2024-12-06)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2738-78 0192000201000												
7. TANYARD - \$1,500,000 (2024-11-25)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2737-763 0498030100107												
8. HAVEN - \$243,000 (2024-11-18)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2736-1503 0162000300100												
9. WESTMORELAND - \$649,000 (2024-11-04)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2735-605 G022001100400												
10. CAREY - \$209,000 (2024-10-28)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2734-1740 G003000202100												
11. OLD KEITH - \$190,000 (2024-10-28)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2734-1755 M003030103200												
12. EUNICE - \$360,966 (2024-10-23)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2733-5423 B015010100100												
13. GREEN - \$345,000 (2024-10-16)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2733-1535 0107000300800												
14. 8TH - \$218,000 (2024-10-03)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2732-2170 0126001001700												
15. STEPHENSON STREET - \$360,000 (2024-10-02)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2732-1360 T006001200801												
16. DONALDSON - \$475,000 (2024-10-01)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2732-185 0398000800500												
17. ZET - \$650,000 (2024-09-23)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2731-3244 0224000203300												
18. JUNE - \$165,000 (2024-09-05)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2729-5994 0382000400100												
19. 4TH - \$152,500 (2024-09-04)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref
rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2729-5414 0122000100300												
20. KEEL - \$433,700 (2024-08-30)												
source	greenville_sc		retrieved	2026-06-24T09:15:05		method	county_bulk		confidence	0.85		raw_ref

rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2729-3279|0331030104700

21. WHITE OAK - \$320,000 (2024-08-27)

source greenville_sc | retrieved 2026-06-24T09:15:05 | method county_bulk | confidence 0.85 | raw_ref

rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2729-116|0281000212105

22. MONTAGUE - \$285,000 (2024-08-26)

source greenville_sc | retrieved 2026-06-24T09:15:05 | method county_bulk | confidence 0.85 | raw_ref

rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2728-4891|0508010106304

23. LEANDER - \$505,631 (2024-07-30)

source greenville_sc | retrieved 2026-06-24T09:15:05 | method county_bulk | confidence 0.85 | raw_ref

rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2726-1244|0633170155800

24. BULLS - \$850,000 (2024-07-22)

source greenville_sc | retrieved 2026-06-24T09:15:05 | method county_bulk | confidence 0.85 | raw_ref

rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2725-2457|0641010102717

25. HILLHOUSE - \$422,000 (2024-07-10)

source greenville_sc | retrieved 2026-06-24T09:15:05 | method county_bulk | confidence 0.85 | raw_ref

rawlake://greenville_sc/batch-00ff4ec4c04eb5e9.json#2724-2461|0103002301400