





COMPARABLE SALES

	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
				
	6357 Bayview Lane	2716 Cedar Circle	9474 East Bay Road	3921 Pine Street
FEATURES				
Proximity to Subject		.65 miles (South)	3.5 miles (Southwest)	1.75 miles (North)
Sale Price	\$679,854 (Assessed Value)	\$525,000	\$600,000	\$585,000
Price/Square Foot	\$364/sf	\$356/sf	\$279/sf	\$336/sf
Date of Sale	N/A	03/17/20XX	11/22/20XX	08/19/20XX
Location	Lakefront	Lakefront	Lakefront	Lakefront
Finished Living Area	1,865 SF	1,475 SF	2,150 SF	1,740 SF
Lot Size	.56 acres	.74 acres	1.05 acres	.42 acres
View	Lake	Lake	Lake	Lake
Design (Style)	Multi-level	Single-level	Multi-level	Single-level
Year Built	1987	1988	1992	1998
Bedroom Count	3	2	4	2
Bathroom Count	2.5	2	3	1.5
Garage/Carport	2-car	None	3-car	1-car
Porch/Patio/Deck	Porch, Deck	Deck	None	Porch, Deck
Additional Features	Dock, Boat House, Shed	Utility Shed	Dock	Dock, Boat Lift
Waterfront Feet	75 front feet	90 front feet	125 front feet	65 front feet