

COMPARABLE SALES



SUBJECT PROPERTY

Year Built: 1996
Living Area: 2,394 square feet
Lot Size: .78 acres

Current Assessed Value: \$294,587



COMP #1

Year Built: 2001
Living Area: 2,785 square feet
Lot Size: .32 acres
Sale Price & Date: \$282,500 (5/17/20XX)



COMP #2

Year Built: 1994
Living Area: 2,842 square feet
Lot Size: .47 acres
Sale Price & Date: \$274,000 (2/21/20XX)



COMP #3

Year Built: 1991
Living Area: 2,163 square feet
Lot Size: .71 acres
Sale Price & Date: \$289,900 (10/26/20XX)



COMP #4

Year Built: 1998
Living Area: 2,429 square feet
Lot Size: .67 acres
Sale Price & Date: \$285,000 (8/14/20XX)