

Comparable Sales

Parcel ID	Address	Street	LUC	Acres:	inf/sup	NBHD	Age	inf/sup	#Stories	Style	Sq Ft	inf/sup	BR	FullBA	HalfBA	inf/sup	Bsmt	inf/sup	Sale Date	Sale Price	Sale/SF	Overall inf/sup
160140000303	3767	KYLE	511	5.20	superior	37500	2006	superior	1	ranch	2652	superior	4	3	1	superior	slab	inferior	10/11/2023	\$282,900	\$106.67	superior
310230001507	6072	ROOT	511	5.44	superior	60000	2007	superior	1.5	cape	1580	inferior	2	1	0	inferior	crawl	inferior	9/13/2022	\$170,000	\$107.59	inferior
400160002402	1401	STATE ROUTE 7 N	511	3.19	superior	57500	1994	equal	1	ranch	2055	superior	3	3	0	superior	full	equal	4/8/2022	\$247,000	\$120.19	superior
400020001000	668	PENN LINE ROAD	511	5.51	superior	57500	2003	superior	1	ranch	2200	superior	3	2	0	inferior	full	equal	5/7/2021	\$245,000	\$111.36	superior
				Average	4.84	superior	2003	superior	1.13		2122	superior	3	2.25	0.25	equal		inferior		\$236,225	\$111.46	superior
				Median	5.32	superior	2005	superior	1.00		2128	Superior	3	2.50	0.00	equal		inferior		\$246,000	\$109.48	superior

Subject Property

Parcel ID	Address	Street	LUC	Acres:		NBHD	Age		#Stories	Style	Sq Ft		BR	FullBA	HalfBA		Bsmt			Value	value/sf
150230000201	41	STANHOPE KELLOGSVILLE	511	2.73		55000	2001		1.5	CAPE	1848		3	2	1		FULL			\$206,000	\$111.47
				<i>Difference from Avg</i>	2.11		2				274		0	0.25	-0.75						

Adjustment Calculations

Adjustments	Value	Per Acre	x difference	Adjust	Subject	% diff	x value			
Subject Land	\$20,680	\$7,575		\$15,953	0	1848	\$30,515			
						(122/1848)				
										less land adj
										-\$15,953
										less 7%
										-\$30,515
										Net
										\$159,531
										Rounded
										\$160,000

3767 KYLE - NOTES

Pros: Newer property has more acreage, much more square footage, two kitchens, 4 bedrooms, 3-1/2 bathrooms, finished basement, and central air.

Cons: No basement (slab)

6072 ROOT - NOTES

Pros: Newer home with much more acreage, less square footage, open floor concept, vaulted ceilings and out buildings.

Cons: House external, outbuildings and lot need TLC & has crawl space (no basement).

1401 STATE ROUTE 7 - NOTES

Pros: Property was recently remodeled and includes a larger lot, significantly more square footage, 2-1/2 car attached garage, partially-finished basement, three full bathrooms, fireplace, central air, new deck, pond and swimming pool.

Cons: Unit was built in 1994.

668 PENN LINE ROAD - NOTES

Pros: Newer property has much more acreage, significantly more square footage, newly remodeled, 3 bedrooms, 2 full bathrooms, two family rooms (attached garage converted into additional living space), fireplace, new appliances included in sale, heat pump and central air. There is also a newer three car, detached garage built in 2007 and swimming pool.

Cons: Does not have a 1/2 bathroom.

41 STANHOPE KELLOGGSVILLE - NOTES

Pros: Detached building, large wood deck (needs maintained/repared) and concrete drive.

Cons: Lowest acreage of all properties, 2nd to last lowest square footage of properties, 2nd to oldest of all all comparable properties, no central AC, furnace and water softener need replaced (\$10k estimated cost).

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310060003100	5091	STATE LINE	511	3.00	equal	60000	1996	equal	2	colonial	2134	Superior	4	2	2	superior	part	inferior	11/30/2022	\$285,000	\$133.55	equal
310230001507	6072	ROOT	511	5.44	superior	60000	2007	superior	1.5	cape	1580	inferior	2	1	0	inferior	crawl	inferior	9/13/2022	\$170,000	\$107.59	inferior
530070004303	2341	SHEFFIELD	511	4.00	superior	62500	2001	equal	2	colonial	2016	superior	4	2	1	equal	full	equal	10/3/2022	\$300,000	\$148.81	equal
540190000102	4583	BALDWIN	511	5.00	superior	62500	1995	inferior	2	colonial	2151	Superior	3	2	1	equal	full	equal	8/2/2023	\$325,000	\$151.09	equal
				Average	4.36	superior	2000	equal	1.88		1970	superior	3	1.75	1.00	equal	equal		\$270,000	\$135.26	superior	
				Median	4.50	superior	1999	equal	2.00		2075	Superior	4	2.00	1.00	equal	equal		\$292,500	\$141.18	superior	

Subject Property

Parcel ID	Address	Street	LUC	Acres:		NBHD	Age		#Stories	Style	Sq Ft		BR	FullBA	HalfBA		Bsmt			Value	value/sf	
150230000201	41	STANHOPE KELLOGSVILLE	511	2.73		55000	2001		1.5	CAPE	1848		3	2	1		FULL			\$250,100	\$135.34	
				<i>Difference from Avg</i>	<i>1.63</i>		<i>-1</i>				<i>122</i>		<i>0</i>	<i>-0.25</i>	<i>0.00</i>							

Adjustment Calculations

Adjustments	Value	Per Acre	x difference	Adjust	Subject	% diff	x value			
Subject Land	\$20,680	\$7,575		\$12,355	0	1848	7%	\$16,545		
						(122/1848)			less land adj	-\$12,355
									less 7%	-\$16,545
									Net	\$221,200
									Rounded	\$220,000