

COMPARABLE VALUES IN THE VICINITY OF 4840 PYMATUNING LAKE ROAD ANDOVER, OHIO

	PRICE	ADDRESS	RECENT SALE	BR/BATH	ACREAGE	NOTES	TAXES
1	\$ 310 K	6819 Clint Drive, Andover, OH	2024	2/2	0.5	Lakefront	\$4,700
2	\$ 187 K	4983 Clint Drive, Andover, OH		2/2	0.5	Lakefront, 1300 SF	\$2,300
3	\$ 410 K	3080 Linton Road, Jefferson, OH		5/2	10.0	4000 SF, huge garage	
4	\$ 205 K	4001 Mann Road, Andover, OH	2024	2/1	10.5		\$1,500
5	\$ 410 K	5585 Gibbs Road, Andover, OH	2024	4/2.5	42.0	3000 SF	\$4,560

Although there is not a direct comparable to our property, these five have comparable features, either in house size, property size, or lakefront. Based on these we believe that our property could be assessed at \$675,000.