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Comparative Market Analysis

Prepared By: John Thuman

Listings as of 08/16/19 at 8:56 am

Property Type is 'Lots' Status is 'Sold' Status Contractual Search Date is 08/16/2019 to 08/16/2018 Legal Subdivision is 'OAK MEADOWS'

Lots

Sold Properties

MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
66019608	2226 Red Bird Lane	OAK MEADOWS	1.094	47,655	\$82,500	\$1.73	\$75,411	0	\$80,000	\$1.68	\$73,126	96.97	06/28/19
# LISTINGS:	1	Medians:	1.094	47,655	\$82,500	\$1.73	\$75,411	0	\$80,000	\$1.68	\$73,126	96.97	
		Minimums:	1.094	47,655	\$82,500	\$1.73	\$75,411	0	\$80,000	\$1.68	\$73,126	96.97	
		Maximums:	1.094	47,655	\$82,500	\$1.73	\$75,411	0	\$80,000	\$1.68	\$73,126	96.97	
		Averages:	1.094	47,655	\$82,500	\$1.73	\$75,411	0	\$80,000	\$1.68	\$73,126	96.97	

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$82,500	\$82,500	\$82,500	\$82,500
Sold Price	\$80,000	\$80,000	\$80,000	\$80,000
Adj. Sold Price	\$80,000	\$80,000	\$80,000	\$80,000
LP/SF	\$1.73	\$1.73	\$1.73	\$1.73
SP/SF	\$1.68	\$1.68	\$1.68	\$1.68
Adj. SP/SF	\$1.68	\$1.68	\$1.68	\$1.68

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.