

SUBJECT PARCEL COMPARISON-1 COMPARISON-2 COMPARISON-3 COMPARISON-4

PARCEL ID 15 245 01 109 18 005 02 103 18 006 04 126 18 005 03 097 15 245 04 014
CARD 1



338	142	216	159	306
PONCE DE LEON	WILTON	MICHIGAN	GARDEN	COVENTRY
PL	DR	AVE	LN	RD
Neighborhood	0990.	0990.	0961.	0961.
Total Acres	.0000	.0000	.0000	.0000
Living Units				

DWELLING DESCRIPTION

Story Height	1	1.5	1	1.7	1.5
Style	09-SINGLE FAMILY RES	09-SINGLE FAMILY RES	09-SINGLE FAMILY RES	09-SINGLE FAMILY RES	09-SINGLE FAMILY RES
Year Built	1915	1925	1940	1948	1940
Exterior Wall	1-FRAME	2-BRICK	1-FRAME	2-BRICK	3-BRICK & FRAME
SFLA	2514	2731	2130	2398	2150
CDU	P--AVERAGE +	GD-GOOD	P--AVERAGE +	GD-GOOD	GD-GOOD
Grade	020	020	020	020	020
Full Baths	3	2	2	3	2
Half Baths	0	0	0	0	0
Finished Basement	576	0	251	0	0
Unfinished Basement	192	1785	586	959	647
Total Basement	768	1785	837	959	647
Att Gar Area	0	0	0	0	0
Det Gar Area	0	0	0	0	0
BSMT CAR					
BSMT GAR AREA	0	0	0	372	0
Carport Area	0	0	0	0	0
Functional Dep	0	0	0	95	0
Economic Dep	0	0	0	0	0

PRICING DATA

Appraised Value
Market Value 641,350

VALUATION

Sale Price		750,000	524,000	585,000	580,000
Sale Date		01-JUN-18	28-JUL-17	25-JUL-18	27-SEP-18
ADJ SALE PRICE		703,590	612,150	622,470	637,920
Distance		99	120	133	155
Weighted Est	648,220				
Validity Code	0	0	0	0	0
SALEKEY	22889541	1200977	1174992	1209281	1215417
MRA EST	666,340	675,250	551,990	599,620	579,420
XCOORD	2255963	2255953	2257027	2254497	2253540
YCOORD	1374421	1375376	1376487	1375775	1374599
BNKDSTSF	0	0	0	0	0
RELOSTSF	0	0	0	0	0