

Comparable Report

Appeal Information					
Prior Year Value	Original Year Value	Taxpayer Return Value	Taxpayer Asserted Value	Status	BOE Value
\$151,500					
Appraiser		Owner	Agent	Phone	email
ANDY GARRISON (GMASS)		HALLWORTH MICHAEL E			
Appeal Comments					

	SUBJECT	COMP # 1	COMP # 2	COMP # 3	COMP # 4	COMP # 5
PIN	106 322	106 319	106 270	106 357	106 246	106 305
Realkey	8673	8670	7665	9107	7641	8657
Address	111 DISPATCHER DR	67 DISPATCHER DR	24 CABOOSE LN	196 DEPOT DR	27 SWITCHMAN LN	95 FLAGMAN STREET
Neighborhood	UL - Dawson Forest - Dawson Junction	UL - Dawson Forest - Dawson Junction	UL - Dawson Forest - Dawson Junction	UL - Dawson Forest - Dawson Junction	UL - Dawson Forest - Dawson Junction	UL - Dawson Forest - Dawson Junction
Subdivision	Dawson Junction	Dawson Junction	Dawson Junction	Dawson Junction	Dawson Junction	Dawson Junction
Listing	06/20/2017- 180000	-	01/08/2017- 199700	07/26/2017- 189000	-	12/31/2016- 152000
Sale Price	\$180,000	\$187,500	\$190,000	\$189,000	\$165,000	\$180,000
Date Of Sale	09/25/2017	11/16/2017	03/10/2017	07/26/2017	07/26/2017	07/17/2017
Type Of Sale	FM	FM	FM	FM	FM	FM
Acres	1.34	0.59	0.60	0.60	0.63	0.59
Occupancy	One Family (Detached)	One Family (Detached)	One Family (Detached)	One Family (Detached)	One Family (Detached)	One Family (Detached)
Story Height	Split Level	Split Level	Split Foyer	Split Level	One story	Split Level
Grade	1.10	1.10	1.10	1.10	1.10	1.10
Condition	Average	Average	Average	Average	Average	Average
Bedrooms	3	3	4	4	3	3
Baths/Half Baths	3-0	2-0	3-0	2-0	2-0	3-0
AYB-EYB	1996-0	1997-0	1995-2003	1997-1999	1995-0	1996-0
Heated Area	1,220	1,300	1,317	1,341	1,833	1,340
Foundation	Basement	Basement	Basement	Basement	Slab	Basement
Other						
Sale/SqFt	\$147.54	\$144.23	\$144.27	\$140.94	\$90.02	\$134.33
	SUBJECT	COMP # 1	COMP # 2	COMP # 3	COMP # 4	COMP # 5
						

Subject Assessment	Average Sale Price	Median Sale Price
\$166,300	\$182,300	\$187,500
Subject \$/SqFt	Average Sale/SqFt	Median Sale/SqFt
\$136.31	\$130.76	\$140.94



