



# Comparable Sales Report

MONTANAPROD

For Property: 2200-32-4-02-41-0000

Comp Sheet Format: Photos on Second Page

Market Area: MODEL 2

Geocode	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
2200-32-4-02-41-0000		2200-32-4-02-37-0000	2200-32-4-01-65-0000	2200-32-4-01-57-0000	2200-32-4-02-52-0000	2200-32-4-12-20-0000
Address	BELLECREST DR	34TH ST	36TH ST	35TH ST	BELLECREST	35TH ST
Subdivision Code	04BL3	04BL3	04BL1	04BL2	04BL3	04BL2
School District	04-CWSCHL	04-CWSCHL	04-CWSCHL	04-CWSCHL	04-CWSCHL	04-CWSCHL
Nbhd and Group	013.1/04NGP02_09	013.1/04NGP02_09	013.1/04NGP02_09	013.1/04NGP02_09	013.1/04NGP02_09	013.1/04NGP02_09
Year Built / Eff Year	1965/0	1964/0	1961/0	1966/0	1968/0	1956/0
Style	03 - Ranch	03 - Ranch	03 - Ranch	03 - Ranch	08 - Conventional	03 - Ranch
Exterior	6 - Wood Siding or Sheathing	6 - Wood Siding or Sheathing	6 - Wood Siding or Sheathing	6 - Wood Siding or Sheathing	6 - Wood Siding or Sheathing	6 - Wood Siding or Sheathing
Story Height / Attic	1.0/0	1.0/0	1.0/0	1.0/0	1.0/0	1.0/0
Bedrooms / Baths	3/1.5	3/2.5	3/3.5	3/2.0	4/2.0	4/2.0
Heat System	5 - Forced Air	5 - Forced Air	5 - Forced Air	5 - Forced Air	5 - Forced Air	5 - Forced Air
Grade / CDU	5+/VG	5+/VG	5+/VG	5+/VG	5+/VG	5+/VG
Living Area Main / Upper	Main1559.0/Upper0	Main1763.0/Upper0	Main1488.0/Upper0	Main1689.0/Upper0	Main1672.0/Upper0	Main1672.0/Upper0
Garage Att / Det	550/0	528/0	651/0	528/0	650/0	484/0
Porch Open / Enc	30/0	161/0	432/0	24/0	103/0	54/0
SALES AND VALUE INFORMATION						
Total Cost Value		\$242,139	\$352,814	\$241,720	\$242,729	\$250,352
Total Land Value		\$110,959	\$109,038	\$103,076	\$103,112	\$103,354
Sale Date		06/14/2004	06/20/2007	06/26/2006	08/24/2004	03/19/2007
Sale Price		\$259,500	\$305,000	\$237,500	\$236,000	\$242,500
Market Average		\$239,476	\$344,866	\$257,661	\$250,370	\$278,211
Adjusted Sale Price		\$343,661	\$283,770	\$303,475	\$309,266	\$287,926
Market Value						
Comparability		21	23	35	37	37



# Comparable Sales Report

MONTANAPROD

For Property: 04-2200-32-4-02-41-0000

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Market Area: MODEL 2 MISSOULA



Subject



Comp1



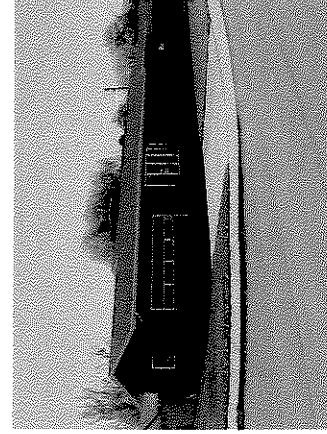
Comp2



Comp3



Comp4



Comp5