

COUNTRY AND HOMESTEAD PROPERTY COMPARISON

Aspects	Property Being Considered	Comparison #1	Comparison #2	Comparison #3
Sales Price	Asking Price \$315,000.00	\$220,000.00	\$230,000.00	\$270,000.00
Sale Date		Recent	Recent	Recent
Home Condition	Good Repair	Good Repair	Good Repair	Good Repair
Year Built	2006	2007 -\$3,000	2005 +\$3,000	2006
Square Footage	2500	2300 +\$3,500	2400 +\$1,750	2500
Bedrooms	3	3	3	3
Baths	1	1	1	2 -\$12,000
Garage	2 Car Attached	1 Car Attached +\$2,000	2 Car Attached	2 Car Attached
Acreage	20	20	20	20
Direction Facing	South Slope	North Slope +\$25,000	Southwest Slope +\$15,000	Southeast Slope +\$10,000
Barn	Good Repair	Good Repair	Good Repair	Needs New Roof +\$3,000
Out Buildings	Good Chicken Coop	None +\$950	Good Chicken Coop	Good Chicken Coop
Water Source	Well 12 GPM Flow	Well 8 GPM Flow +\$2,000	Well 10 GPM Flow +\$1,000	Well 12 GPM Flow
Surface Water	1/2 Acre Pond	None +\$10,000	None +\$10,000	Creek Borders +\$5,000
Garden Area	1/2 Acre Pond	1/2 Acre Pond	1/2 Acre Pond	3/4 Acre -\$1,500
Orchard	12 Semi-Dwarf Fruit Trees	8 Regular Size Fruit Trees -\$200	10 Dwarf Fruit Trees +\$100	12 Semi-Dwarf Fruit Trees
Pasture	5 Acres Fenced	10 Acres Fenced -\$4,500	4 Acres Fenced +\$900	5 Acres Fenced
Timber	10 Acres Wood Lot	5 Acres Wood Lot +\$5,000	10 Acres Wood Lot	10 Acres Wood Lot
Access Road	County, Gravel	Private, Dirt +\$5,000	County, Gravel	Private, Gravel +\$3,500
View	Mountains	Mountains	Pasture, Woods +\$10,000	River, Mountains -\$10,000
Adjusted Sales Price	Range of \$265,450.00 To \$271,750.00	\$265,450.00	\$271,750.00	\$268,000.00