



**From the Sales Team at:**



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# PROPERTYMGMT of LOUISVILLE

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## SUBJECT PROPERTY

Address	Sqft	# Bedrooms	# Baths	Parking	Lot	Acreage
13510 HUNTERS VIEW CT, PROSPECT, KY 40059	2,384	5	4	2, 0		0.29

## SUBJECT ENVIRONMENT

Estimated Flood Zone	Census Tract	Parcel ID	Elem. Sch	Mid. Sch	High Sch
Flood Zone = X	21185:0307.46	0006-011F-0023			

## RECENT SUBJECT STATUS

Owner	Status	Type	List Price	Sold Price	Sold Date	DOM
	Sold	Single Family Residential	\$299,900	\$265,000	4/27/2012	27

## COMPARABLE SALES

ID	Address	List Price	Sold Price	Sold Date	DOM	Sqft	BR	Bths	\$/Sqft	Dist. (mi)
1	13003 TATTERSALL LN, PROSPECT, KY	\$157,900	N/A	N/A		44,218	4	3	\$72.17	0.286
2	13509 HUNTERS VIEW CT, PROSPECT, KY	\$358,900	N/A	N/A		41,238	5	4	\$150.67	0.008
3	13514 HUNTERS RIDGE DR, PROSPECT, KY	\$334,900	N/A	N/A		130,270	4	4	\$147.53	0.140
4	4210 HAYFIELD WAY, PROSPECT, KY	\$229,500	\$225,000	3/27/2012		480,211	5	4	\$106.58	0.329
5	13009 SUNNY SLOPE WAY, PROSPECT, KY	\$229,900	\$228,000	5/14/2012		8,273	5	3	\$83.24	0.200
6	4006 HAYFIELD WAY, PROSPECT, KY	\$254,000	\$250,000	5/9/2012		144,210	5	3	\$119.05	0.119
7	13510 HUNTERS VIEW CT, PROSPECT, KY	\$299,900	\$265,000	4/27/2012		27,238	5	4	\$111.16	0.000
8	12800 RIDGELock CT, PROSPECT, KY	\$292,500	\$280,000	5/29/2012		43,239	4	3	\$117.15	0.596
9	3814 DEER LAKE CIR, PROSPECT, KY	\$291,500	\$286,000	11/9/2012		35,235	4	3	\$121.24	0.522
10	13602 HUNTERS RIDGE CT, PROSPECT, KY	\$359,900	\$349,000	6/7/2012		4,245	5	4	\$142.45	0.055
11	13609 HUNTERS RIDGE CT, PROSPECT, KY	\$384,900	\$362,500	11/2/2012		36,239	5	4	\$151.67	0.045

## COMP STATISTICS

	List Price	Sold Price	DOM	Sqft	Beds	Baths	\$/Sqft	Dist. (mi)
<b>Avg</b>	\$290,345	\$280,688	90	2,342	4.64	3.55	\$120.27	0.209
<b>Distance Weighted Average</b>	\$299,906	\$265,004	27	2,384	5.00	4.00	\$111.16	0.000
<b>High</b>	\$384,900	\$362,500	480	2,739	5.00	4.00	\$151.67	0.596
<b>Low</b>	\$157,900	\$225,000	4	2,100	4.00	3.00	\$72.17	0.000

## ESTIMATED SUBJECT VALUE (\* see foot note)

Base On	Estimated Price	Estimated Range	Gross Adjustment
List Price	\$300,000	\$300,000 to \$300,000	0.00%
Sold Price	\$266,000	\$266,000 to \$266,000	0.00%

\* This estimate is based solely on an analysis of the neighborhood sales data and should be used for Comparative Market Analyses purposes only by a licensed REALTOR. This report is specifically not intended to be used for mortgage underwriting or real property appraisal.

◆◆ Call (502) 653-3305 to schedule an in-depth listing consultation ◆◆