

Comparative Market Analysis

Especially Prepared For:
John and Susie Johnaon
12106 Brookshire Pwky
Carmel, IN 46033

Prepared By:
Beverly Fast Sinclair
ABC Realty
1234 Oak Lane
Carmel, IN 46033
P- 317/213-3278
E- Beverly@TakeThatListing.com



Specifications	Subject Property	Comparable 1 of 3	Comparable 2 of 3	Comparable 3 of 3
	12106 Brookshire Pwky Carmel, IN 46033	4376 Abbey Dr Carmel, IN 46033	4364 Sommerset Carmel, IN 46033	13020 Andover Carmel, IN 46033
Listing Number		21206375		21194935
Number of Bedrooms	4	4	5 (\$4,790)	4
Number of Full Baths	3	3	3	3
Number of Half Baths		1 (\$1,990)		
Kitchen Island	Yes	No \$1,295	Yes	No \$1,295
New Appliances	Yes	Yes	No \$1,410	No \$1,410
Built Ins	No	Yes (\$900)	Yes (\$900)	No
Raised Ceiling	Yes	No \$1,675	Yes	Yes
Fireplace(s)	1	1	1	1
New Carpet	No	No	Yes (\$4,250)	No
Existing Tile	No	Yes (\$1,245)	No	Yes (\$1,245)
Garage Bays	2	2	2	2
Existing Brick or Stone Siding	Yes	Yes	No \$2,575	Yes
New Roof	No	No	No	Yes (\$3,490)
Wood Deck	No	No	Yes (\$800)	No
Fenced Yard	Yes	No \$1,275	No \$1,275	No \$1,275
Mini-Barn	Yes	No \$570	No \$570	No \$570
Garden Tub	No	No	Yes (\$920)	No
Backs to the woods				
Impeccable decor	\$3,000			
Dated Wallpaper and Carpet				\$7,000
Regional adjustment				
Square Footage	2466	2371	2552	2510
List Price		\$300,000	\$304,500	\$285,000
Sales Price		\$284,500	\$297,000	\$280,000
Total Adjustments				
Adjusted Price				
Recommended Price	\$279,090 - \$290,599	(the price is calculated by averaging the sales prices of the comparable homes, after adjustments)		

This not an appraisal. This is an agents opinion of value, and should not be used to obtain financing.