3

Comparable Sales Report

MONTANAPROD

For Property: [redacted]2200-32-4-02-41-0000 **Comp Sheet Format:** **Photos on Second Page** **Market Area:** **MODEL 2**[redacted]

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Geocode	[redacted]-2200-32-4-02-41-0000	[redacted]-2200-32-4-02-37-0000	[redacted]-2200-32-4-01-65-0000	[redacted]-2200-32-4-01-57-0000	[redacted]-2200-32-4-02-52-0000	[redacted]-2200-32-4-12-20-0000
Address	[redacted] BELLECREST DR [redacted]	[redacted] 34TH ST	[redacted] 36TH ST	[redacted] 35TH ST	[redacted] BELLECR	[redacted] 35TH ST
Subdivision Code	04BL3	04BL3	04BL1	04BL2	04BL3	04BL2
School District	04-CWSCHL	04-CWSCHL	04-CWSCHL	04-CWSCHL	04-CWSCHL	04-CWSCHL
Nnbhd 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	Main1664.0/Upper0	Main1559.0/Upper0	Main1763.0/Upper0	Main1488.0/Upper0	Main1689.0/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	$277,628	$242,139	$352,814	$241,720	$242,729	$250,352
Total Land Value	$110,959	$109,038	$105,927	$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	$323,636	$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	$304,200					
Comparability		21	23	35	37	37

Exhibit No. 3
Date 1-27-09
Bill No.

Printed on 1/22/2009 at 4:56 PM

Comparable Sales Report

MONTANAPROD

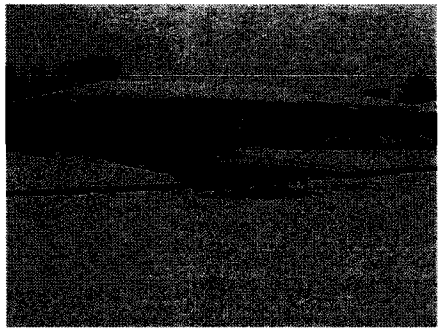
For Property: [redacted]2200-32-4-02-41-0000 **Comp Sheet Format:** **Photos on Second Page** **Market Area:** **MODEL 2** [redacted]

Subject

Comp1

Comp2

Comp3



Comp4

Comp5