

# Comparable Sales Report

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

Comp Sheet Format: Residential Montana

Market Area: MODEL 2

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Exhibit No. 4

Date 1-30-09

Bill No.

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Geoocode	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	BELLECF	35TH ST
Total Land Area in Acres	.50	.44	.34	.25	.25	.26
Neighborhood	013.1	013.1	013.1	013.1	013.1	013.1
DWELLING INFORMATION						
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
Story Hgt / Attic	1.0	1.0	1.0	1.0	1.0	1.0
Grade / CDU	5+/VG	5+/VG	5+/VG	5+/VG	5+/VG	5+/VG
Bedrooms / Baths	3/1.5	3/2.5	3/3.5	3/2.0	4/2.0	4/2.0
Heating Type	Central	Central	Central	Central	Central	Central
Total Living Area	1,664	1,559	1,763	1,488	1,689	1,672
Bsmt Area / Finished Area	1664.0/832	1104.0/828	1763.0/1763	1488.0/100	1689.0/600	1672.0/418
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
Deck	256	528		220		286
SALE AND VALUE INFORMATION						
Total Land Value	\$110,959	\$109,038	\$105,927	\$103,076	\$103,112	\$103,354
Total Building Value	\$166,669	\$133,101	\$246,887	\$138,644	\$139,617	\$146,998
Total Cost Value	\$277,628	\$242,139	\$352,814	\$241,720	\$242,729	\$250,352
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
Sale Price / SF		\$166.45	\$173.00	\$159.61	\$139.73	\$145.04
Market Average	\$323,636	\$239,476	\$344,866	\$257,661	\$250,370	\$278,211
Adj Sale Price		\$343,661	\$283,770	\$303,475	\$309,266	\$287,926
Market Value	\$304,200					
Comparability		21	23	35	37	37
Excessive Adj or NC						