

Comparable Sales Report

For Property Located At

3010 N 48TH ST KANSAS CITY, KS 66104

Number of Comparables: 3

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$87,115.00	\$63,000.00	\$97,186.00	\$75,895.33
Bldg/Living Area	1,203	1,120	1,302	1,237
Price/Sqft	\$72.41	\$48.84	\$74.64	\$61.25
Year Built	1945	1922	1955	1943
Lot Area	13,504	16,117	19,166	17,569
Bedrooms	2	2	3	3
Bathrooms	2	2	3	2
Distance from subject	0.0	0.28	0.41	0.357

Subject Property

Address:	3010 N 48TH ST KANSAS CITY, KS 66104		
Owner Name:	VALOREM CORP		
Seller Name:	FEDERAL HOME LOAN MTG CORP		
APN:	178018	Map Reference 1:	Total Living Area: 1,203
County:	WYANDOTTE	Map Reference 2:	Total Rooms:
Subdivision:	LAKE WELBORN	Census Tract: 444	Bedrooms: 2
Sale Price:	\$87,115.00	Prior Sale Price: \$87,115.00	Bath(F/H): 2
Sale Date:	5/19/2009	Prior Sale Date:	Year Built: 1945
Recording Date:		Prior Recording Date: 4/8/2002	Air Conditioning: Yes
Document Number:	5479	Acres: 0.31	Fireplace: No
1st Mortgage Amount:		Lot Area: 13,504.00	Pool: No
Cash Down:		Number of Stories: 1	Roof Material: ASPHALT
Total Assessed Value:	\$73,400.00	Land Use: SFR	Parking: PARKING

Comp#:	3	Distance From Subject:	0.28 (miles)
Address:	2915 N 46TH ST KANSAS CITY, KS 66104		
Owner Name:	KC EMERALD PROPERTIES LLC		
APN:	173119	Sale Price: \$67,500.00	Total Living Area: 1120
County:	WYANDOTTE	Sale Date: 3/26/2009	Lot Area: 16,117.00
Bedrooms:	3	Recording Date: 3/31/2009	Year Built: 1955
Bathrooms:	2	Total Assessed Value: \$94,600.00	Pool: No
Total Rooms:	6	Property Tax:	Land Use: SFR

Comp#:	10	Distance From Subject:	0.38 (miles)
Address:	2912 N 51ST ST KANSAS CITY, KS 66104		
Owner Name:	MORRIS DANIEL		
APN:	917701	Sale Price: \$63,000.00	Total Living Area: 1290
County:	WYANDOTTE	Sale Date: 2/9/2009	Lot Area: 19,166.00
Bedrooms:	2	Recording Date: 2/10/2009	Year Built: 1922
Bathrooms:	2	Total Assessed Value: \$85,800.00	Pool: No
Total Rooms:	6	Property Tax:	Land Use: SFR

Comp#:	12		Distance From Subject:	0.41 (miles)
Address:	2800 N 45TH TER KANSAS CITY, KS 66104			
Owner Name:	CONKLIN BRYAN SR / CONKLIN WILLIAM H & ALINDA L			
APN:	173310	Sale Price:	\$97,186.00	Total Living Area: 1302
County:	WYANDOTTE	Sale Date:	5/27/2009	Lot Area: 17,424.00
Bedrooms:	3	Recording Date:	7/13/2009	Year Built: 1953
Bathrooms:	3	Total Assessed Value:	\$94,600.00	Pool: No
Total Rooms:	6	Property Tax:		Land Use: SFR