

Comparable Sales Report

For Property Located At

3122 HARRISON ST KANSAS CITY, MO 64109

Number of Comparables: 6

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0.00	\$70,411.00	\$214,703.00	\$147,579.67
Bldg/Living Area	2,363	2,197	2,662	2,423
Price/Sqft	\$0.00	\$30.14	\$85.81	\$60.16
Year Built	1918	1895	1920	1910
Lot Area	0	4,356	8,712	6,897
Bedrooms	4	3	5	4
Bathrooms	2	2	2	2
Distance from subject	0.0	0.12	0.49	0.283

Subject Property

Address:	3122 HARRISON ST KANSAS CITY, MO 64109		
Owner Name:	BLUM BERTHA / BLUM JAMES		
Seller Name:			
APN:	-839	Map Reference 1:	-811
County:	JACKSON	Map Reference 2:	-811
Subdivision:	TROOST AVE PARK	Census Tract:	49
Sale Price:		Prior Sale Price:	
Sale Date:	5/23/1994	Prior Sale Date:	
Recording Date:		Prior Recording Date:	
Document Number:		Acres:	0.18
1st Mortgage Amount:		Lot Area:	###0.00
Cash Down:		Number of Stories:	2
Total Assessed Value:	\$20,900.00	Land Use:	SFR
		Total Living Area:	2,363
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2
		Year Built:	1918
		Air Conditioning:	No
		Fireplace:	No
		Pool:	No
		Roof Material:	
		Parking:	

Comp#:	2	Distance From Subject:	0.12 (miles)
Address:	3027 CAMPBELL ST KANSAS CITY, MO 64109		
Owner Name:	NELSON MARK / NELSON TIFFANY		
APN:	29-810-34-14-00-0-00-	Sale Price:	\$132,812.00
County:	JACKSON	Sale Date:	8/17/2009
Bedrooms:	3	Recording Date:	8/21/2009
Bathrooms:	2	Total Assessed Value:	\$19,000.00
Total Rooms:		Property Tax:	\$1,496.12
		Total Living Area:	2197
		Lot Area:	6,534.00
		Year Built:	1901
		Pool:	No
		Land Use:	SFR

Comp#:	7	Distance From Subject:	0.21 (miles)
Address:	3305 CAMPBELL ST KANSAS CITY, MO 64109		
Owner Name:	MARTINEZ GREGORY J		
APN:	29-840-19-04-02-0-00-	Sale Price:	\$99,427.00
County:	JACKSON	Sale Date:	12/17/2008
Bedrooms:	4	Recording Date:	1/5/2009
Bathrooms:	2	Total Assessed Value:	\$23,180.00
Total Rooms:		Property Tax:	\$1,825.12
		Total Living Area:	2276
		Lot Area:	8,712.00
		Year Built:	1920
		Pool:	No
		Land Use:	SFR

Comp#:	10	Distance From Subject:	0.27 (miles)		
Address:	3331 CAMPBELL ST KANSAS CITY, MO 64109				
Owner Name:	HELMREICH AMY M / LECAVE DUSTIN R				
APN:	29-840-19-11-00-0-00-	Sale Price:	\$182,500.00	Total Living Area:	2565
County:	JACKSON	Sale Date:	3/19/2009	Lot Area:	8,712.00
Bedrooms:	3	Recording Date:	3/25/2009	Year Built:	1920
Bathrooms:	2	Total Assessed Value:	\$30,248.00	Pool:	No
Total Rooms:		Property Tax:	\$2,379.03	Land Use:	SFR

Comp#:	12	Distance From Subject:	0.29 (miles)		
Address:	2924 CHARLOTTE ST KANSAS CITY, MO 64109				
Owner Name:	HELMERS GRANT / HELMERS CAROLINE				
APN:	29-810-29-20-00-0-00-	Sale Price:	\$185,625.00	Total Living Area:	2662
County:	JACKSON	Sale Date:	7/9/2009	Lot Area:	4,356.00
Bedrooms:	5	Recording Date:	7/16/2009	Year Built:	1895
Bathrooms:	2	Total Assessed Value:	\$24,700.00	Pool:	No
Total Rooms:		Property Tax:	\$1,942.82	Land Use:	SFR

Comp#:	16	Distance From Subject:	0.32 (miles)		
Address:	3406 CHARLOTTE ST KANSAS CITY, MO 64109				
Owner Name:	MURDOCK JAMES				
APN:	29-840-29-31-00-0-00-	Sale Price:	\$70,411.00	Total Living Area:	2336
County:	JACKSON	Sale Date:	12/15/2008	Lot Area:	4,791.60
Bedrooms:	4	Recording Date:	1/6/2009	Year Built:	1910
Bathrooms:	2	Total Assessed Value:	\$20,615.00	Pool:	No
Total Rooms:		Property Tax:	\$1,473.79	Land Use:	SFR

Comp#:	29	Distance From Subject:	0.49 (miles)		
Address:	3517 CHARLOTTE ST KANSAS CITY, MO 64109				
Owner Name:	ROBBINS DREW A				
APN:	30-210-03-03-00-0-00-	Sale Price:	\$214,703.00	Total Living Area:	2502
County:	JACKSON	Sale Date:	9/4/2009	Lot Area:	8,276.40
Bedrooms:	3	Recording Date:	9/16/2009	Year Built:	1911
Bathrooms:	2	Total Assessed Value:	\$36,784.00	Pool:	No
Total Rooms:		Property Tax:	\$2,932.57	Land Use:	SFR