

# Comparable Sales Report

For Property Located At

3704 E 93RD ST KANSAS CITY, MO 64132

Number of Comparables: 3

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$160,531.00	\$78,750.00	\$91,043.00	\$82,932.67
Bldg/Living Area	1,008	1,050	1,104	1,070
Price/Sqft	\$159.26	\$71.56	\$86.71	\$77.61
Year Built	1956	1955	1960	1957
Lot Area	17,424	8,712	21,780	14,520
Bedrooms	3	2	3	3
Bathrooms	1	1	2	1
Distance from subject	0.0	0.14	0.36	0.277

### Subject Property

Address: **3704 E 93RD ST KANSAS CITY, MO 64132**  
Owner Name: **DEUTSCHE BANK NATIONAL TRUST CO TRUSTEE**  
Seller Name: **HERRING KEN**  
APN: **-386** Map Reference 1: **-361** Total Living Area: **1,008**  
County: **JACKSON** Map Reference 2: **-361** Total Rooms:  
Subdivision: **PLEASANT HILL** Census Tract: **102.01** Bedrooms: **3**  
Sale Price: **\$160,531.00** Prior Sale Price: **\$77,140.00** Bath(F/H): **1**  
Sale Date: **8/16/2006** Prior Sale Date: **2/23/2004** Year Built: **1956**  
Recording Date: Prior Recording Date: **3/3/2004** Air Conditioning: **No**  
Document Number: **114569E** Acres: **0.4** Fireplace: **No**  
1st Mortgage Amount: **\$60,350.00** Lot Area: **17,424.00** Pool: **No**  
Cash Down: Number of Stories: **#,##0** Roof Material:  
Total Assessed Value: **\$10,736.00** Land Use: **SFR** Parking:

Comp#: **1** Distance From Subject: **0.14 (miles)**  
Address: **3816 E 93RD ST KANSAS CITY, MO 64132**  
Owner Name: **COLEMAN LEMUEL / COLEMAN LORAN R**  
APN: **49-410-02-46-00-0-00-** Sale Price: **\$78,750.00** Total Living Area: **1056**  
County: **JACKSON** Sale Date: **7/25/2008** Lot Area: **21,780.00**  
Bedrooms: **3** Recording Date: **8/1/2008** Year Built: **1955**  
Bathrooms: **1** Total Assessed Value: **\$9,768.00** Pool: **No**  
Total Rooms: Property Tax: **\$822.96** Land Use: **SFR**

Comp#: **4** Distance From Subject: **0.33 (miles)**  
Address: **3403 E BANNISTER RD KANSAS CITY, MO 64137**  
Owner Name: **WILSON KANSAS CITY HOLDINGS II**  
APN: **49-440-03-04-00-0-00-** Sale Price: **\$79,005.00** Total Living Area: **1104**  
County: **JACKSON** Sale Date: **7/21/2008** Lot Area: **8,712.00**  
Bedrooms: **3** Recording Date: **1/6/2009** Year Built: **1960**  
Bathrooms: **2** Total Assessed Value: **\$12,818.00** Pool: **No**  
Total Rooms: Property Tax: **\$1,079.34** Land Use: **SFR**

Comp#:	<b>5</b>	Distance From Subject:	<b>0.36 (miles)</b>		
Address:	<b>3106 E 94TH ST KANSAS CITY, MO 64132</b>				
Owner Name:	<b>CMW INVESTMENTS LLC</b>				
APN:	<b>49-420-05-11-00-0-00-</b>	Sale Price:	<b>\$91,043.00</b>	Total Living Area:	<b>1050</b>
County:	<b>JACKSON</b>	Sale Date:	<b>4/23/2008</b>	Lot Area:	<b>13,068.00</b>
Bedrooms:	<b>2</b>	Recording Date:	<b>4/28/2008</b>	Year Built:	<b>1957</b>
Bathrooms:	<b>1</b>	Total Assessed Value:	<b>\$14,998.00</b>	Pool:	<b>No</b>
Total Rooms:		Property Tax:	<b>\$1,259.93</b>	Land Use:	<b>SFR</b>