

Comparable Sales

For Property Located At

**550 S Napoleon Ave
Columbus, OH 43213-2259**

ip	Settle Date	Sale Price	Price Per Sq Ft	Building Sq Ft	Total Assessment	Bdrm	Total Baths	Dist (miles)	Assessed Value Ratio	Year Built	School District
us	09/24/2009	\$65,900	\$63.00	1,046	\$54,000	3	1	.373183	1.22	1922	Whitehall Csd
us	10/14/2009	\$39,000	\$37.50	1,040	\$97,300	3	1	.381428	0.40	1950	Whitehall Csd
us	11/18/2009	\$25,800	\$22.36	1,154	\$64,900	3	1	.49275	0.40	1942	Columbus Csd
us	02/25/2009	\$21,900	\$21.83	1,003	\$54,500	3	1	.557472	0.40	1949	Columbus Csd
us	09/15/2009	\$43,350	\$34.60	1,253	\$97,500	3	1	.586403	0.44	1947	Columbus Csd
us	07/02/2009	\$36,500	\$33.89	1,077	\$93,300	3	2	.731963	0.39	1955	Columbus Csd

us 08/27/2009	\$4,600	\$4.15	1,109	\$90,200	3	1	.800775	0.05	1942 Columbus Csd
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us 11/02/2009	\$53,500	\$43.82	1,221	\$107,400	3	2	.910245	0.50	1955 Columbus Csd
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Realist Map

Subject	Comp#1	Comp#2
550 S Napoleon Ave	498 Collingwood Ave	3696 Etna
City Of Columbus	City Of Whitehall	City Of Wh
12/10/2003	10/01/2009	11/04/2009
12/09/2003	09/24/2009	10/14/2009

	\$47,200	\$65,900	\$39,000
	\$40.54	\$63.00	\$37.50
	1,164	1,046	1,040
	Conventional	Conventional	Conventior
	1	1	1
	5	6	5
	3	3	3
	1	1	1
	1	1	1
	Wood/Alum	Wood/Alum	Brick
	Garage	Carport	Attached G
			2
		2006	
	Type Unknown	Type Unknown	Type Unkn
	Type Unknown	Type Unknown	Type Unkn
	Heated	Heated	Heated
		Central	
	83	50	98
	129	405	100
	.246	.46	.22
	Single Family	Single Family	Single Farr
	10715.76	20037.6	9583.2
	\$1,519	\$981	\$1,787
	SFR	SFR	SFR
	Average	Good	Average
	Columbus Csd	Whitehall Csd	Whitehall C
	Lincoln Park	Lowrie Bro's East Broad Street	Lowrie Bro:
		.373183	.381428

	Subject	Comp#3	Comp#4
	550 S Napoleon Ave	854 S Waverly St	939 Barnet
	City Of Columbus	City Of Columbus	City Of Col
	12/10/2003	11/23/2009	07/29/2009
	12/09/2003	11/18/2009	02/25/2009
	\$47,200	\$25,800	\$21,900
	\$40.54	\$22.36	\$21.83
	1,164	1,154	1,003
	Conventional	Conventional	Conventior
	1	1	1
	5	5	5
	3	3	3
	1	1	1
	1	1	1
	Wood/Alum	Wood/Alum	Wood/Alum
	Garage	Garage	Garage
	Type Unknown	Type Unknown	Type Unkn
	Type Unknown	Type Unknown	Type Unkn
	Heated	Heated	Heated
	83	40	41
	129	130	135
	.246	.11	.12
	Single Family	Single Family	Single Farr

	10715.76	4791.6	5227.2
	\$1,519	\$1,295	\$2,511
	SFR	SFR	SFR
	Average	Good	Average
	Columbus Csd	Columbus Csd	Columbus
	Lincoln Park	Main Street Terrace	White
		.49275	.557472

	Subject	Comp#5	Comp#6
	550 S Napoleon Ave	163 Mayfair Blvd	3308 Towe
	City Of Columbus	City Of Columbus	City Of Col
	12/10/2003	09/22/2009	07/14/2009
	12/09/2003	09/15/2009	07/02/2009
	\$47,200	\$43,350	\$36,500
	\$40.54	\$34.60	\$33.89
	1,164	1,253	1,077
	Conventional	Conventional	Conventior
	1	2	1
	5	6	5
	3	3	3
	1	1	2
	1	1	1
			1
		1	
	Wood/Alum	Frame/Masonry	Wood/Alum
	Garage	Attached Garage	Garage
		1	
	Type Unknown	Type Unknown	Type Unkn

	Type Unknown	Type Unknown	Type Unkn
	Heated	Heated	Heated
		Central	Central
	83	50	50
	129	180	107
	.246	.2	.12
	Single Family	Single Family	Single Farr
	10715.76	8,712	5227.2
	\$1,519	\$2,338	\$1,698
	SFR	SFR	SFR
	Average	Good	Average
	Columbus Csd	Columbus Csd	Columbus
	Lincoln Park	Mayfair	Towers Co
		.586403	.731963

	Subject	Comp#7	Comp#8
	550 S Napoleon Ave	1101 Barnett Rd	2875 E Mo
	City Of Columbus	City Of Columbus	City Of Col
	12/10/2003	11/10/2009	11/13/2009
	12/09/2003	08/27/2009	11/02/2009
	\$47,200	\$4,600	\$53,500
	\$40.54	\$4.15	\$43.82
	1,164	1,109	1,221
	Conventional	Conventional	Conventior
	1	1	1
	5	6	5
	3	3	3
	1	1	2
	1	1	2

		1	
	Wood/Alum	Frame/Masonry	Frame/Mas
	Garage	Garage	
			2005
	Type Unknown	Type Unknown	Type Unkn
	Type Unknown	Type Unknown	Type Unkn
	Heated	Heated	Heated
	83	65	58
	129	155	150
	.246	.23	.2
	Single Family	Single Family	Single Farr
	10715.76	10018.8	8,712
	\$1,519	\$7,243	\$1,955
	SFR	SFR	SFR
	Average	Average	Good
	Columbus Csd	Columbus Csd	Columbus
	Lincoln Park	Mathews Surv	Bastmoor-S
		.800775	.910245

Courtesy of Todd Sterling
Columbus Board of Realtors

Compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be verified by the recipient of this report with the applicable county or municipality.
