



# Property Valuation Report

*Prepared for:*  
Harry and Holly Homeowner

*Property address:*  
123 Your Street  
Your Town, Utah 84444  
Estimated Value \$289,886

Compliments of [WasatchFrontHouseValues.com](http://WasatchFrontHouseValues.com)

This sales data was compiled by Coldwater Canyon Realty, LLC from the Wasatch Front Regional Multiple Listing Service from sales completed through the MLS. This is not an appraisal, only an estimate of the current market value of your home.

# Wasatch Front Regional MLS - Properties Sold

**List Price:** \$274,000  
**Address:** 633 E 2475 N  
**NS/EW:** 2475/633

**Status:** Sold

**Sold Price:** \$272,000  
**City:** NORTH OGDEN, UT 84414  
**Project:** STEVENSVILLE

## Property Information

**Type:** Single Family  
**Tot Sq Ft:** 3055  
**Tot Beds:** 5  
**Tot Baths:** 3.00  
**Family Rms:** 1  
**Fireplace:** 1  
**Gar|Port:** 2/0

**Style:** Rambler  
**Yr Built:** 2000  
**Taxes:** 1603  
**Acres:** 0.23  
**HOA Fee:** 0  
**Under Cnst:** 0  
**Fin Bsmnt:** 100

**Exterior:** Brick; Stucco

**Lot Facts:** Corner Lot; Sidewalks; Sprinkler, Auto-Full; Terrain, Flat; View, Mountain

**Inclusions:** Microwave; Range; Refrigerator; Storage Sheds

**Features & Info:** Bath, Master; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Range, Countertop; Vaulted Ceilings



## Remarks

RAMBLER WITH A GREAT FLOOR PLAN. LARGE FAMILY ROOM DOWNSTAIRS. STORAGE ROOM WITH SHELVES. PROPERTY HAS AN OUTDOOR SHED WITH ELECTRICITY. BEAUTIFUL VIEWS OF THE MOUNTAINS. OWNER IS AGENT.

**List Price:** \$334,900  
**Address:** 486 E 3600 N  
**NS/EW:** 3600/486

**Status:** Sold

**Sold Price:** \$335,000  
**City:** NORTH OGDEN, UT 84414  
**Project:**

## Property Information

**Type:** Single Family  
**Tot Sq Ft:** 3087  
**Tot Beds:** 5  
**Tot Baths:** 4.00  
**Family Rms:** 2  
**Fireplace:** 2  
**Gar|Port:** 3/0

**Style:** Rambler  
**Yr Built:** 2005  
**Taxes:** 1988  
**Acres:** 0.33  
**HOA Fee:** 0  
**Under Cnst:** 0  
**Fin Bsmnt:** 80

**Exterior:** Stone; Stucco

**Lot Facts:** Cul-de-Sac; Curb & Gutter; Road, Paved; Sprinkler, Auto-Full; Terrain, Grad Slope; View, Lake; View, Mountain

**Inclusions:** Fireplace Equipment; Gas Grill/BBQ; Microwave; Range; Range Hood; Refrigerator

**Features & Info:** Bath, Master; Central Vacuum; Closet, Walk-In; Dishwasher, Built-In; Disposal; Oven, Gas; Range, Gas; Range/Oven, Built-In; Vaulted Ceilings



## Remarks

Must See Custom Built Home! with all the extras. Beautiful Deck with grand views. Travertine throughout, Grand Master central vac. Don't let this one pass you by! All info approx, buyer to verify.

# Wasatch Front Regional MLS - Properties Sold

**List Price:** \$224,900  
**Address:** 514 E 1725 N  
**NS/EW:** 1725/514

**Status:** Sold

**Sold Price:** \$214,000  
**City:** NORTH OGDEN, UT 84414  
**Project:**

## Property Information

**Type:** Single Family  
**Tot Sq Ft:** 2850  
**Tot Beds:** 3  
**Tot Baths:** 2.00  
**Family Rms:** 1  
**Fireplace:** 0  
**Gar|Port:** 2/0

**Style:** Rambler  
**Yr Built:** 2007  
**Taxes:** 696  
**Acres:** 0.19  
**HOA Fee:** 0  
**Under Cnst:** 0  
**Fin Bsmnt:** 0

**Exterior:** Aluminum/Vinyl; Stone

**Lot Facts:** Cul-de-Sac; Curb & Gutter; Fenced, Part; Sidewalks; Terrain, Flat; View, Mountain

**Inclusions:** Microwave

**Features & Info:** Bath, Master; Closet, Walk-In; Dishwasher, Built-In; Disposal; Range/Oven, Free Stdng.

## Remarks

PRICE REDUCED \$25K!! Beautiful new custom rambler - Dennis Waters Construction Located in a quiet culdesac. Master bdrm has large walk-in closet. Colors are warm & welcoming. Quality construction with lots of upgrades.



**List Price:** \$329,900  
**Address:** 2217 N 600 E  
**NS/EW:** 2217/600

**Status:** Sold

**Sold Price:** \$315,000  
**City:** NORTH OGDEN, UT 84414  
**Project:** LEGACY NORTH

## Property Information

**Type:** Single Family  
**Tot Sq Ft:** 2904  
**Tot Beds:** 5  
**Tot Baths:** 3.00  
**Family Rms:** 2  
**Fireplace:** 2  
**Gar|Port:** 2/0

**Style:** Rambler  
**Yr Built:** 2008  
**Taxes:** 1  
**Acres:** 0.14  
**HOA Fee:** 85  
**Under Cnst:** 1  
**Fin Bsmnt:** 100

**Exterior:** Brick; Stucco

**Lot Facts:** Road, Paved; Sidewalks; Sprinkler, Auto-Full; Terrain, Flat; View, Mountain

**Inclusions:** Microwave; Range





**Features & Info:** Bath, Sep. Tub/Shower; Closet, Walk-In; Dishwasher, Built-In; Disposal; Vaulted Ceilings

## Remarks

Fantastic adult community. Low E windows, two tone paint, quartz kitchen island, solid surface counter tops, roof covered TREX deck, high density blown in insulation, HDTV antenna in attic, 97% efficient furnace.



# Wasatch Front Regional MLS - Properties Sold

				
<b>Address:</b>	123 Your Street	633 E 2475 N	486 E 3600 N	514 E 1725 N
	SUBJECT	COMP 1	COMP 2	COMP 3
<b>MLS #:</b>		796745	818666	805644
<b>Status:</b>		Sold	Sold	Sold
<b>List Price:</b>	\$ 289,886	\$274,000	\$334,900	\$224,900
<b>Sold Price:</b>	N/A	\$272,000	\$335,000	\$214,000
<b>CDOM:</b>		35 days	29 days	126 days
<b>Sale Date:</b>		07/10/2008	09/15/2008	09/17/2008
<b>Bedrooms:</b>	5	5	5	3
<b>Full Baths:</b>	3	3	3	1
<b>¾ Baths:</b>		0	0	1
<b>½ Baths:</b>	1	0	1	0
<b>L4 SqFt:</b>		0	0	0
<b>L3 SqFt:</b>		0	0	0
<b>L2 SqFt:</b>		0	0	0
<b>L1 SqFt:</b>	1532	1541	1708	1425
<b>Bsmt SqFt:</b>	1528	1514	1379	1425
<b>Bsmt %Fin:</b>	100	100%	80%	0%
<b>Total SqFt:</b>	3060	3055	3087	2850
<b>\$/Sold SqFt:</b>	\$95/sqf	\$89	\$104	\$88
<b>Year Blt:</b>	2000	2000	2005	2007
<b>Garage Cap:</b>	2	2	3	2
<b>Carport Cap:</b>		0	0	0
<b>Acres:</b>	.25	0.23	0.33	0.19
<b>Concessions:</b>		2981	9000	0
<b>Adj. Total:</b>		\$ 271,625	\$ 319,917	\$ 249,409

# Wasatch Front Regional MLS - Properties Sold



<b>Address:</b>	123 Your Street	2217 N 600 E
	SUBJECT	COMP 4
<b>MLS #:</b>		795068
<b>Status:</b>		Sold
<b>List Price:</b>	\$ 289,886	\$329,900
<b>Sold Price:</b>	N/A	\$315,000
<b>CDOM:</b>		0 days
<b>Sale Date:</b>		05/12/2008
<b>Bedrooms:</b>	5	5
<b>Full Baths:</b>	3	3
<b>¾ Baths:</b>		0
<b>½ Baths:</b>	1	0
<b>L4 SqFt:</b>		0
<b>L3 SqFt:</b>		0
<b>L2 SqFt:</b>		0
<b>L1 SqFt:</b>	1532	1452
<b>Bsmt SqFt:</b>	1528	1452
<b>Bsmt %Fin:</b>	100	100%
<b>Total SqFt:</b>	3060	2904
<b>\$/Sold SqFt:</b>	\$95/sqf	\$110
<b>Year Blt:</b>	2000	2008
<b>Garage Cap:</b>	2	2
<b>Carport Cap:</b>		0
<b>Acres:</b>	.25	0.14
<b>Concessions:</b>		0
<b>Adj. Total:</b>		\$ 318,592

# Wasatch Front Regional MLS - Properties Sold

## Summary Analysis Graph

### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/SqFt
Sold Listings	\$214,000	\$335,000	\$284,000	\$95
<b>Total Averages</b>	<b>\$214,000</b>	<b>\$335,000</b>	<b>\$284,000</b>	<b>\$95</b>

### Sold Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt
633 E 2475 N	\$274,000	\$274,000	\$272,000	35	-0.73%	\$89
486 E 3600 N	\$334,900	\$334,900	\$335,000	29	0.03%	\$109
514 E 1725 N	\$249,000	\$224,900	\$214,000	126	-4.85%	\$75
2217 N 600 E	\$329,900	\$329,900	\$315,000		-4.52%	\$108
<b>Sold Averages</b>	<b>\$296,950</b>	<b>\$290,925</b>	<b>\$284,000</b>	<b>48</b>	<b>-2.52</b>	<b>\$95</b>

*Note: Sold Price is the actual Contract Sales Price - not adjusted for concessions or CMA factors.*