

# TOWN OF VERONA (PARTIAL) REAL ESTATE SALES 2008

Jan 08 thru Oct 08

|                  |         |          |          |         |       |        |      |                         |           |           |              | 91.63%                              | 100.00%                     |   |
|------------------|---------|----------|----------|---------|-------|--------|------|-------------------------|-----------|-----------|--------------|-------------------------------------|-----------------------------|---|
|                  |         |          |          |         |       |        |      |                         |           |           |              | 2008 Assessed Value                 | Estimated Fair Market Value |   |
| STREET           | ADDRESS | ACRES    | YR BUILT | BEDRMS  | BATHS | HALF B | SQFT | YEAR/MO<br>DATE OF SALE | SALE TYPE | SALE QUAL | SALE PRICE   |                                     |                             |   |
| ROLLING MEADOW   | 7433    | 3.4      | 1973     | 3 Bedrm | 2     | 0      | 1572 | 20808                   | Improvd   | Valid     | \$ 313,500   | 353,000                             | 385,246                     | ↓ |
| HAMILTON MEADOWS |         | 4.4      | 0        | No Data | 0     | 0      | 0    | 20804                   | Vacant    | Valid     | \$ 180,000   |                                     |                             |   |
| PRAIRIE CIR      |         | 2.181    | 0        | No Data | 0     | 0      | 0    | 20810                   | Vacant    | Valid     | \$ 115,000   | Seller = Dave Dimaggio              |                             |   |
|                  |         | 40       | 0        | No Data | 0     | 0      | 0    | 20808                   | Vacant    | Valid     | \$ 7,200,000 | Seller = Richardson Farm            |                             |   |
|                  |         | 39.5     | 0        | No Data | 0     | 0      | 0    | 20808                   | Vacant    | Valid     | \$ 7,200,000 |                                     |                             |   |
| VERONA AVE       | 615     | 1.1      | 1999     | 3 Bedrm | 2     | 0      | 1680 | 20805                   | Improvd   | Valid     | \$ 585,000   |                                     |                             |   |
| COUNTRY VIEW     | 2658    | 40       | 1920     | 4 Bedrm | 0     | 0      | 1560 | 20808                   | Vacant    | Valid     | \$ 7,200,000 | Seller = Richardson Farm            |                             |   |
|                  |         | 36.5     | 0        | No Data | 0     | 0      | 0    | 20808                   | Vacant    | Valid     | \$ 7,200,000 |                                     |                             |   |
| SPRING ROSE RD   |         | 15       | 0        | No Data | 0     | 0      | 0    | 20805                   | Vacant    | Valid     | \$ 510,000   | Buyer = Maple Leaf Lands.           |                             |   |
| HWY 18-151       |         | 0        | 0        | No Data | 0     | 0      | 0    | 20805                   | Vacant    | MultLot   | \$ 640,000   |                                     |                             |   |
| HWY 18-151       |         | 0        | 0        | No Data | 0     | 0      | 0    | 20805                   | Vacant    | MultLot   | \$ 640,000   |                                     |                             |   |
|                  |         | 28.12    | 0        | No Data | 0     | 0      | 0    | 20801                   | Vacant    | MultLot   | \$ 1,000,000 |                                     |                             |   |
|                  |         | 5.75     | 0        | No Data | 0     | 0      | 0    | 20801                   | Vacant    | MultLot   | \$ 1,000,000 |                                     |                             |   |
| PAOLI ST         |         | 4.25     | 0        | No Data | 0     | 0      | 0    | 20801                   | Vacant    | MultLot   | \$ 1,000,000 |                                     |                             |   |
|                  |         | 1.42     | 0        | No Data | 0     | 0      | 0    | 20801                   | Vacant    | MultLot   | \$ 1,000,000 | Buyer = Krantz Electric Real Estate |                             |   |
| HWY M            | 6779    | 7.3      | 1957     | 3 Bedrm | 2     | 0      | 1772 | 20807                   | Improvd   | Valid     | \$ 935,000   |                                     |                             |   |
| RANGE TR         | 2062    | 0.685009 | 1910     | 3 Bedrm | 1     | 0      | 952  | 20803                   | Improvd   | ForClos   | \$ 96,750    | 117,800                             | 128,561                     | ↓ |
| SUGAR RIVER      | 1963    | 1.953995 | 1977     | 2 Bedrm | 1     | 0      | 1104 | 20808                   | Improvd   | Valid     | \$ 195,000   | 200,600                             | 218,924                     | ↓ |
| RIVERSIDE RD     | 7229    | 1.063659 | 1964     | 3 Bedrm | 1     | 0      | 1194 | 20803                   | Improvd   | Valid     | \$ 174,500   | 174,500                             | 190,440                     | ↓ |
| RANGE TRL        |         | 10.22998 | 0        | No Data | 0     | 0      | 0    | 20806                   | Vacant    | Valid     | \$ 345,000   | 235,600                             | 257,122                     | ↑ |
| RANGE TRL        | 1885    | 4.834619 | 1989     | 4 Bedrm | 2     | 1      | 2759 | 20806                   | Improvd   | Valid     | \$ 525,000   | 502,700                             | 548,620                     | ↓ |
| RANGE TRL        |         | 3.436639 | 0        | No Data | 0     | 0      | 0    | 20810                   | Vacant    | Valid     | \$ 170,000   |                                     |                             |   |
| SUNSET DR        | 6735    | 2        | 1976     | 3 Bedrm | 3     | 0      | 2250 | 20805                   | Improvd   | Related   | \$ 250,000   | 289,500                             | 315,945                     | ↓ |
| SUNSET DR        | 6501    | 4.75     | 2003     | 3 Bedrm | 2     | 1      | 2608 | 20807                   | Improvd   | Valid     | \$ 650,000   | 527,300                             | 575,467                     | ↑ |
| PURCELL RD       | 6482    | 10.22    | 1973     | 4 Bedrm | 2     | 1      | 1612 | 20810                   | Improvd   | Valid     | \$ 340,000   | 342,400                             | 373,677                     | ↓ |