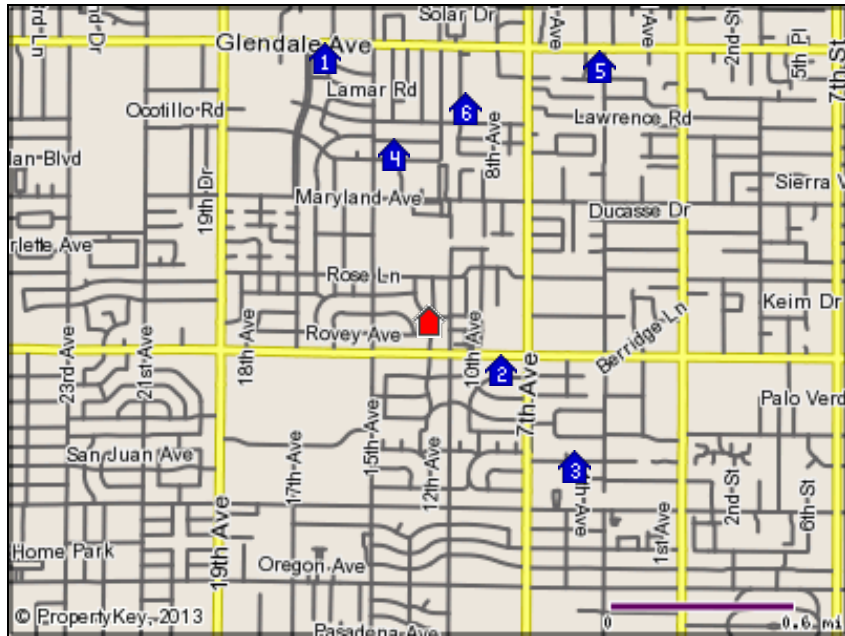




Arizona Regional MLS - IMAPP
Comparable Properties Report - 6102 N 13TH AVE, PHOENIX, AZ 85013-1423

Subject Property

APN: 156-30-048
Address:
 6102 N 13TH AVE
 PHOENIX, AZ 85013-1423
Last Sale Price: \$240,000
Last Sale Date: 10/03/2008
Full Cash Value: \$167,700
Assessed Value: \$16,770
Total Area: 2,161 sf
Lot Size: 11,199 sf
Year Built: 1955
Rooms: 6 **Fixtures:** 6
Stories: 1 **Pool:** Yes
Garage: 0



Projected Sale Price

Estimated Range Based On Value Ratio
 \$220,600 — **\$261,300** — \$302,300
 Estimated Range Based On Price per SF
 \$207,900 — **\$291,500** — \$488,500

Statistics About Comparable Properties

	<u>Sale Price</u>	<u>Building SF</u>	<u>Full Cash Value</u>	<u>\$/SF</u>	<u>FCV Ratio</u>
High:	\$457,500	2,321 sf	\$253,800	\$226.04	1.803
Low:	\$192,000	1,996 sf	\$129,300	\$96.19	1.315
Median:	\$238,000	2,074 sf	\$165,150	\$113.52	1.515
Average:	\$286,233	2,127 sf	\$180,233	\$134.91	1.558

Comparable Properties

1. 1624 W FLYNN LN PHOENIX, AZ 85015 Last Sale: \$192,000 on 03/15/2013 (\$96.19/sf)	APN: 156-44-078 FCVR: 1.485	Assessed Value: \$12,930 Full Cash Value: \$129,300 Cov Parking: 0 Distance: 0.91 miles	Rooms: 6 Fixtures: 6 Pool: Yes	Bldg Area: 1,996 sf Stories: 1 Year Built: 1964 Lot Size: 13,029 sf
2. 802 W PALO VERDE DR PHOENIX, AZ 85013 Last Sale: \$367,000 on 03/05/2013 (\$161.11/sf)	APN: 156-32-021 FCVR: 1.746	Assessed Value: \$21,020 Full Cash Value: \$210,200 Cov Parking: 2 - Garage Distance: 0.29 miles	Rooms: 7 Fixtures: 11 Pool: No	Bldg Area: 2,278 sf Stories: 1 Year Built: 1948 Lot Size: 13,077 sf
3. 337 W SAN JUAN AVE PHOENIX, AZ 85013 Last Sale: \$224,900 on 12/31/2012 (\$108.60/sf)	APN: 162-29-047 FCVR: 1.315	Assessed Value: \$17,100 Full Cash Value: \$171,000 Cov Parking: 1 - Carport Distance: 0.67 miles	Rooms: 7 Fixtures: 6 Pool: Yes	Bldg Area: 2,071 sf Stories: 1 Year Built: 1948 Lot Size: 9,605 sf
4. 1322 W MCLELLAN BLVD PHOENIX, AZ 85013 Last Sale: \$230,000 on 12/11/2012 (\$99.10/sf)	APN: 156-24-0158 FCVR: 1.458	Assessed Value: \$15,780 Full Cash Value: \$157,800 Cov Parking: 0 Distance: 0.55 miles	Rooms: 8 Fixtures: 9 Pool: No	Bldg Area: 2,321 sf Stories: 2 Year Built: 1980 Lot Size: 11,327 sf
5. 6838 N 3RD AVE PHOENIX, AZ 85013 Last Sale: \$457,500 on 03/19/2013 (\$226.04/sf)	APN: 161-29-045 FCVR: 1.803	Assessed Value: \$25,380 Full Cash Value: \$253,800 Cov Parking: 2 - Garage Distance: 0.99 miles	Rooms: 8 Fixtures: 7 Pool: Yes	Bldg Area: 2,024 sf Stories: 1 Year Built: 1961 Lot Size: 10,559 sf
6. 6717 N 10TH AVE PHOENIX, AZ 85013 Last Sale: \$246,000 on 11/16/2012 (\$118.44/sf)	APN: 156-23-011 FCVR: 1.544	Assessed Value: \$15,930 Full Cash Value: \$159,300 Cov Parking: 1 - Carport Distance: 0.69 miles	Rooms: 9 Fixtures: 5 Pool: No	Bldg Area: 2,077 sf Stories: 1 Year Built: 1951 Lot Size: 10,424 sf

Open Links To Comparable Properties In A New Window

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