

Friday, November 06, 2009

312 Shadeswood Dr, Birmingham, AL 35226-1440  
Jefferson County, AL parcel# 39-10-4-006-012.000 00

## Comparative Market Analysis

### Comparable Sales for:

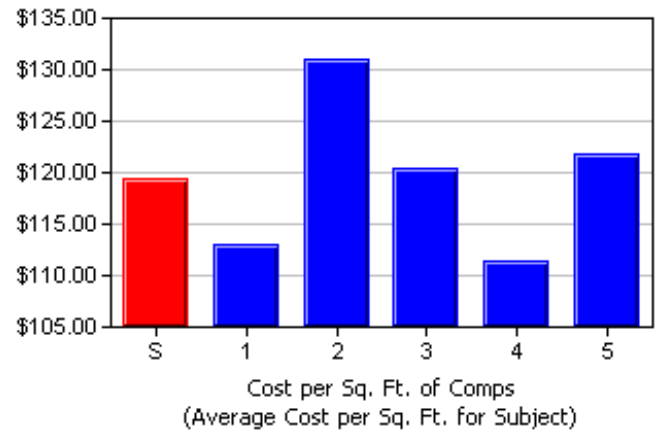
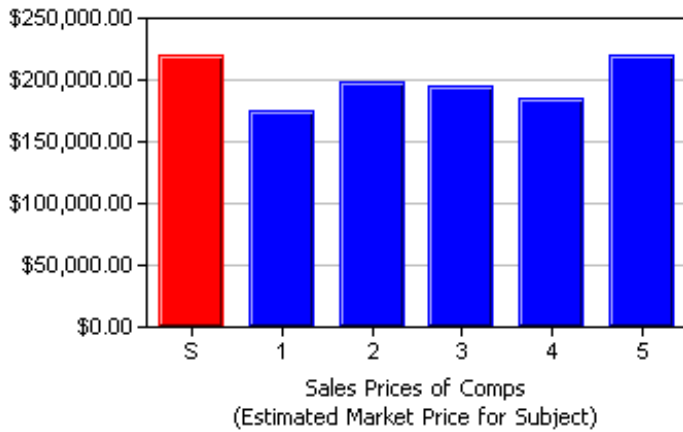
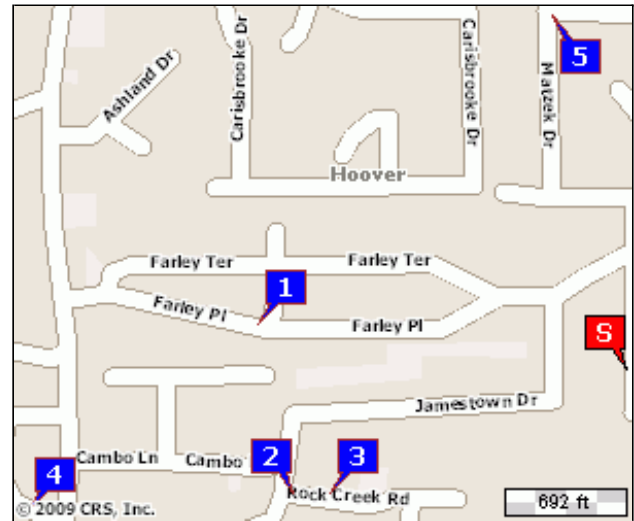
312 Shadeswood Dr  
Jefferson County, AL - Parcel# 39-10-4-006-012.000 00

**Average Cost per Square Foot** **\$119.50 /sq ft**

(5 Comparables)

### Estimated Market Price Base On

Average Cost per Sq. Foot	\$220,239
House Price Index	\$188,451
Average Sales Price/Tax Appraisal Ratio	\$194,776



## Subject and Comparable Properties

Property	Address	Subdivision	Distance	RM/BR/BA	Stories	Condition	Total Sq.ft.	Acres	Size Garage	Basement	Basement Size	Year Built	Last Sale Date	Last Sale Price	Price/Sq.ft.
S	312 Shadeswood Dr Birmingham, AL 35226-1440	Shadeswood Park 3Rd Sec	0	7/3/2	1		1843	<1		No		1973	04/14/2005	\$168,000	\$91.16
1	2336 Farley Pl Birmingham, AL 35226-1416	Bluff Park Acres	0.39 mi	6/3/2	1		1548	<1		No		1959	09/25/2009	\$175,000	\$113.05
2	2402 Rockcreek Rd Birmingham, AL	Martinwood East 3Rd Sec	0.38 mi	7/3/2	1		1512	0.49	336	Fin	336	1974	07/06/2009	\$198,000	\$130.95

312 Shadeswood Dr, Birmingham, AL 35226-1440 - Jefferson County, AL parcel# 39-10-4-006-012.000 00, cont.

35226-1434															
3	2410 Rockcreek Rd Birmingham, AL 35226-1434	Martinwood East 3Rd Sec	0.34 mi	6/3/2	1		1616	0.37	560	No		1975	06/30/2009	\$194,500	\$120.36
4	2237 Locke Cir Birmingham, AL 35226-1425	Martinwood East 1St Sec	0.65 mi	7/3/2	1		1662	<1	378	Fin	378	1972	05/01/2009	\$185,000	\$111.31
5	2501 Matzek Rd Birmingham, AL 35226-1458	Shadeswood Park 5Th Sec	0.39 mi	6/3/2	1.5		1805	<1	437	No		1977	03/01/2009	\$219,900	\$121.83