PRO TECK
VALUATION INTELLIGENCE

14 POTOMAC ST, DAYTON, OH 45403-2338

Aerial map with comparable property values:
$377K, $334K, $256K, $259K, $187K, $317K, $393K, $424K, $340K, $312K, $242K, $241K, $312K, $327K, $200K, $272K, $255K, $277K, $240K, $150K, $215K, $224K, **$472K**, $478K, $226K, $484K, $237K, $312K, $288K, $269K, $192K, $115K, $217K, $261K, $76K, $68K, $285K
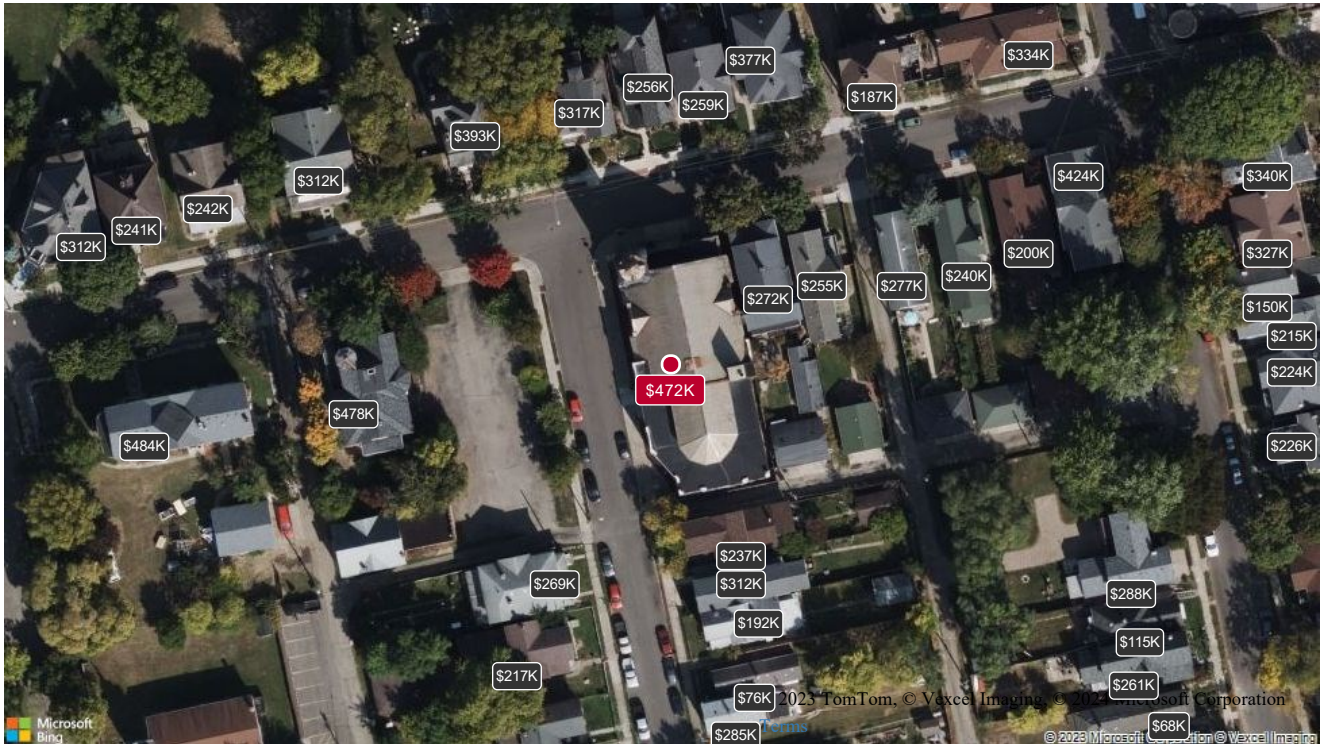
Provided by: Collateral Analytics

PUBLIC RECORD ESTIMATE

$472,000

Low: $236,000
High: $708,000

Confidence Score

★☆☆☆☆

PROPERTY DETAILS

Property type:	**Single Family**	Assessed year	**2022**
County:	**MONTGOMERY**	Assessed value	**$90,850**
Bedrooms:	**5**	Year built	**1900**
Bathrooms:	**2.1**	Parcel number	**R72 01302 0045**
Living area:	**9904**	Floors	**n/a**
Land area:	**9439**	Neighborhood	**ST ANNES HILL**
Pool	**No**		

VALUE HISTORY

Date	Value
2023-Q4	**$472,000**
2023-Q3	**$440,000**
2023-Q2	**$408,000**
2023-Q1	**$378,000**
2022-Q4	**$350,000**
2022-Q3	**$322,000**
2022-Q2	**$299,000**
2022-Q1	**$278,000**

SALES HISTORY

Sales Date	Sales Price
2003-11-10	**$65,000**

RECENT SALES

These are nearby homes similar to yours that have sold recently. They are used to help gauge the value of your home in current market conditions.
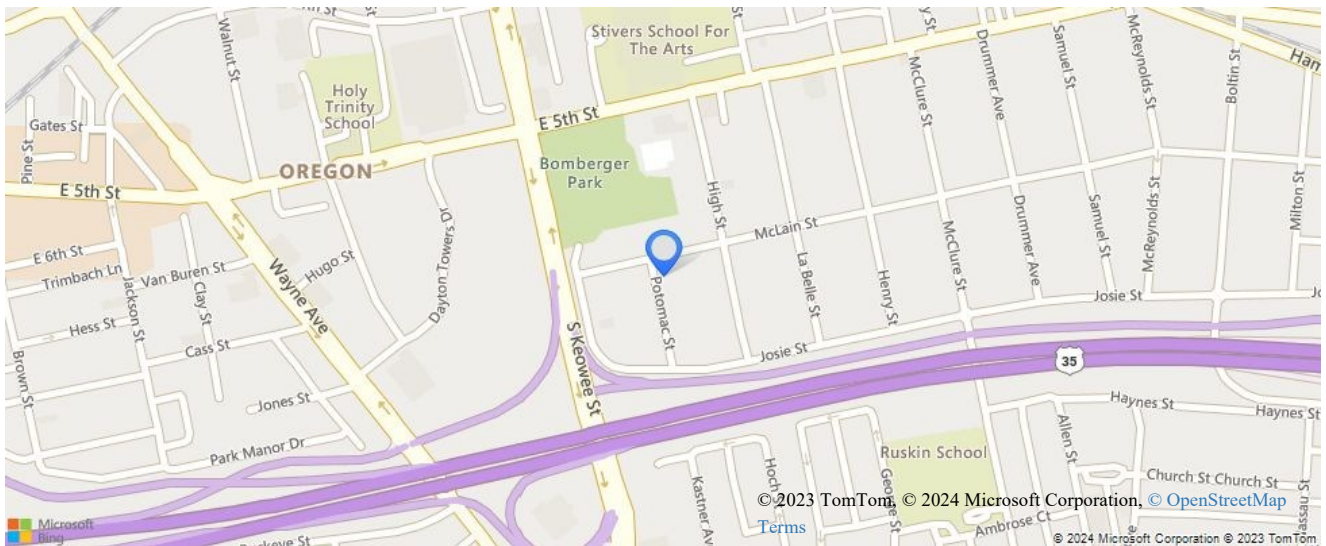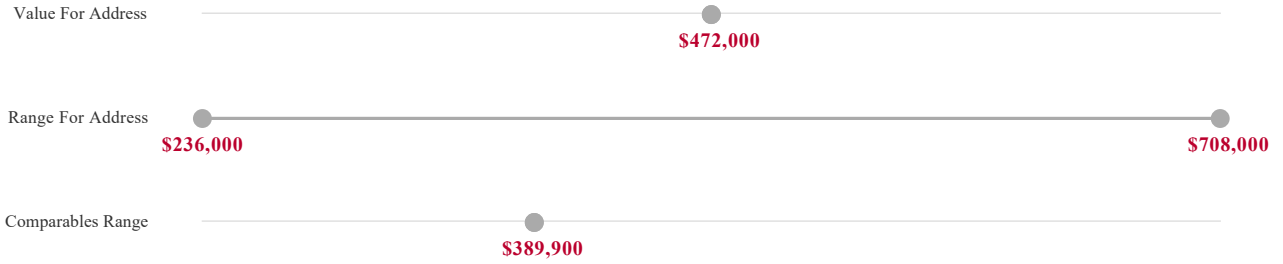
SUBJECT PROPERTY
Estimate: **$472,000**
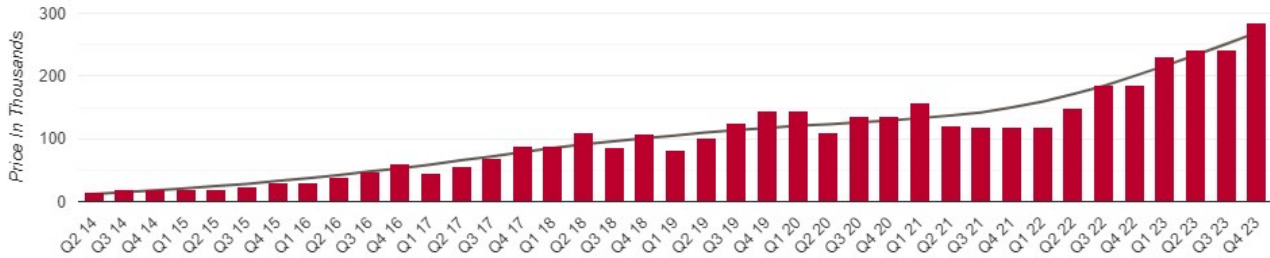
RECENT SALES
Avg. Sales Price: **$389,900**

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#	Address	Beds	Baths	Living Area	Land Area	Year Built	Sold Price	Sold Date	Neighborhood Name
	14 POTOMAC ST	5	2.1	9904 sq.ft.	9439 sq.ft.	1900	**$65,000**	2003-11-10	ST ANNES HILL
1	1733 E 4TH ST	3	3	2296 sq.ft.	4421 sq.ft.	1919	**$389,900**	2023-04-04	HUFFMAN HISTORIC DISTRICT

LOCAL MARKET SNAPSHOT

Value For Address
$472,000

Range For Address
$236,000   **$708,000**

Comparables Range
$389,900
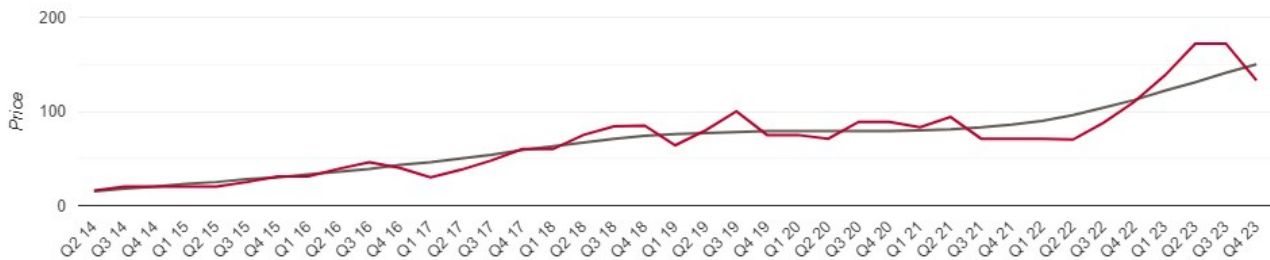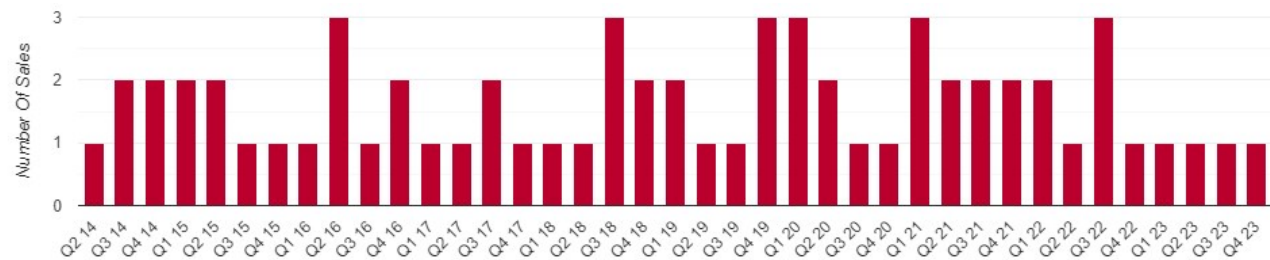
NEIGHBORHOOD ST ANNES HILL MEDIAN SINGLE FAMILY SALES PRICE

NEIGHBORHOOD ST ANNES HILL MEDIAN SINGLE FAMILY SALES PRICE PER SQUARE FOOT

NEIGHBORHOOD ST ANNES HILL NUMBER OF SINGLE FAMILY PROPERTIES SOLD