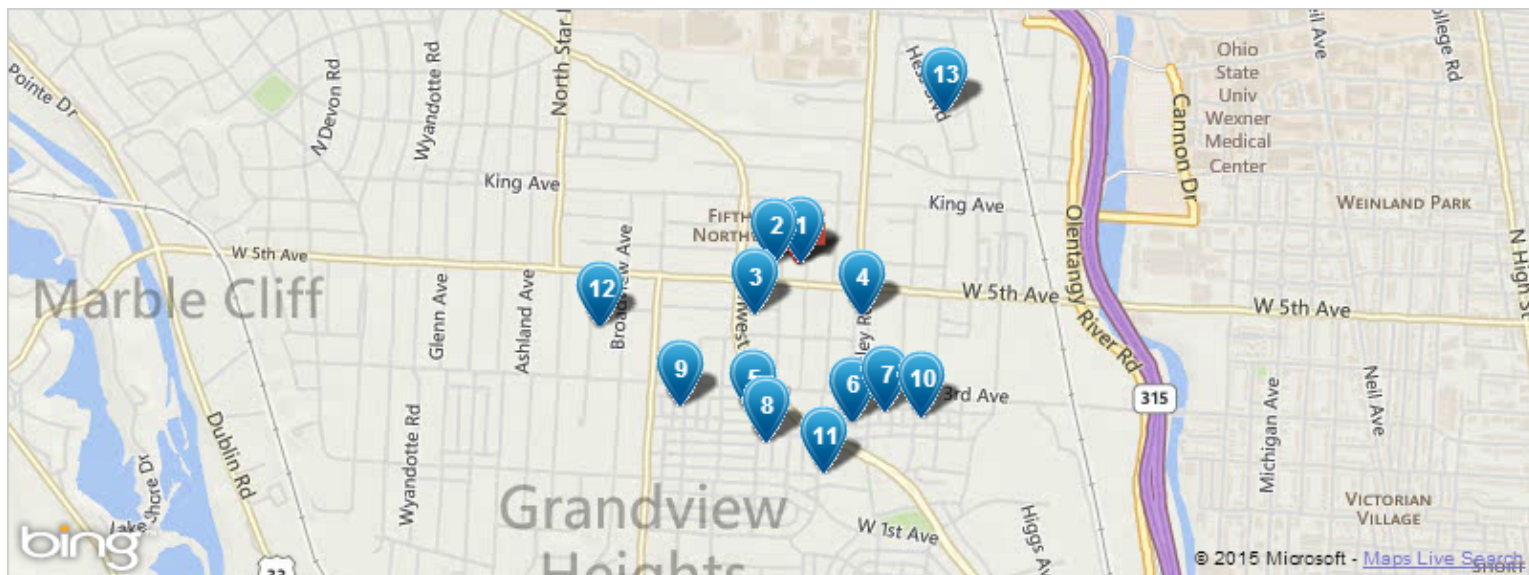


1489 Doten Ave, Columbus, OH 43212-2514, Franklin County



Search Criteria

Number of Comparables:	13	Search Period:	09/01/2014 - 06/01/2015
Sort Method:	Distance From Subject (Closest)	Living/Building Area:	1,224 - 1,656 Sq Ft
Pool:	No Preference	Land Use:	Same As Subject
Distance from Subject:	.5 miles		

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price		\$337,500	\$125,000	\$252,400	\$245,331
Price Per Sq Ft		\$231.80	\$96.38	\$185.19	\$175.81
Building Sq Ft	1,440	1,568	1,254	1,314	1,394
Total Assessment	\$154,600	\$247,300	\$130,000	\$173,100	\$185,554
Value Projected by Assessment	\$205,591				
Value Projected by Sq Ft	\$253,165				

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Comparables

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Subject Property

Comparable 1

Comparable 2

Comparable 3



Address	1489 Doten Ave	1495 Doten Ave	1499 Meadow Rd	1275 Primrose Pl
Township/Tax Dist Desc	City Of Columbus	City Of Columbus	City Of Columbus	City Of Columbus
Recording Date		01/08/2015	03/23/2015	05/14/2015
Sales Date	11/29/1971	01/06/2015	Tax: 03/11/2015 MLS: 03/16/2015	Tax: 05/12/2015 MLS: 05/13/2015
Sale Price		\$280,000	\$224,900	\$252,400
Price Per Sq Ft		\$194.44	\$174.75	\$201.28
Building Sq Ft	1,440	1,440	1,287	1,254
Style	Conventional	Conventional	Conventional	Conventional
Stories	2	2	Tax: 1.5 MLS: 2	1
Total Rooms	7	7	6	6
Bedrooms	4	Tax: 4 MLS: 3	2	3
Bathrooms (Total)	1	Tax: 1 MLS: 2	2	2
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)		MLS: 1		1
Fireplaces				1
Exterior	Wood/Alum	Wood/Alum	Wood/Alum	Wood/Alum
Garage Type	Detached Garage	Detached Garage	Detached Garage	Detached Garage
Year Built	1928	1928	1941	1941
Effective Year Built			2011	1987
Water	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Central	Central	Central	
Lot Frontage	36	36	36	40
Lot Depth	130	130	130	130
Lot Acres	0.1	0.1	0.1	0.119
Lot Sq Ft	4,356	4,356	4,356	5,184
State Use	Single Family	Single Family	Single Family	Single Family
Annual Tax	\$2,697	\$3,563	\$3,436	\$3,545
Universal Land Use	SFR	SFR	SFR	SFR
Condition	Average	Good	Good	Average
School District	010	010	010	010
Subdivision	West View	West View	West View Add	Boulevard Heights
Distance (miles)		0.01	0.06	0.16
MLS Listing #	2607709	214047516	215003946	215007144

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Subject Property

Comparable 4

Comparable 5

Comparable 6



Address	1489 Doten Ave	1398 Eastview Ave	1305 Murrell Ave	1224 Eastview Ave
Township/Tax Dist Desc	City Of Columbus	City Of Columbus	City Of Grandview Heights	City Of Grandview Heights
Recording Date		01/02/2015	12/12/2014	06/17/2014
Sales Date	11/29/1971	Tax: 12/17/2014 MLS: 12/19/2014	Tax: 12/09/2014 MLS: 05/29/2015	Tax: 06/13/2014 MLS: 05/20/2015
Sale Price		\$290,000	\$259,000	\$225,000
Price Per Sq Ft		\$189.05	\$167.31	\$172.81
Building Sq Ft	1,440	1,534	1,548	Tax: 1,302 MLS: 1,336
Style	Conventional	Conventional	Conventional	Conventional
Stories	2	2	2	2
Total Rooms	7	6	7	6
Bedrooms	4	3	3	3
Bathrooms (Total)	1	Tax: 2 MLS: 3	2	Tax: 1 MLS: 2
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)		Tax: 1 MLS: 2		MLS: 1
Fireplaces				
Exterior	Wood/Alum	Wood/Alum	Wood/Alum	Wood/Alum
Garage Type	Detached Garage	Detached Garage	Detached Garage	Detached Garage
Year Built	1928	1930	1940	1927
Effective Year Built			2000	1968
Water	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Central	Central		Central
Lot Frontage	36	36	38	38
Lot Depth	130	117	109	112
Lot Acres	0.1	0.097	0.09	0.09
Lot Sq Ft	4,356	4,225	3,920	3,920
State Use	Single Family	Single Family	Single Family	Single Family
Annual Tax	\$2,697	\$3,603	\$5,154	\$4,658
Universal Land Use	SFR	SFR	SFR	SFR
Condition	Average	Average	Good	Good
School District	010	010	030	030
Subdivision	West View	Virginia Place	Northwest Boulevard Add Plat 3	Northwest Blvd
Distance (miles)		0.19	0.37	0.39
MLS Listing #	2607709	214046886	215013127	215017342

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Subject Property

Comparable 7

Comparable 8

Comparable 9



Address	1489 Doten Ave	1229 Holly Ave	1208 Hope Ave	1296 Hollywood Pl
Township/Tax Dist Desc	City Of Columbus	City Of Grandview Heights	City Of Grandview Heights	City Of Grandview Heights
Recording Date		01/02/2015	10/06/2014	09/09/2014
Sales Date	11/29/1971	12/30/2014	Tax: 09/24/2014 MLS: 10/03/2014	09/02/2014
Sale Price		\$284,900	\$337,500	\$240,000
Price Per Sq Ft		\$216.82	\$231.80	\$185.19
Building Sq Ft	1,440	1,314	Tax: 1,456 MLS: 1,659	Tax: 1,296 MLS: 1,796
Style	Conventional	Conventional	Conventional	Conventional
Stories	2	2	2	2
Total Rooms	7	6	6	5
Bedrooms	4	3	3	3
Bathrooms (Total)	1	1	2	2
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)				1
Fireplaces				
Exterior	Wood/Alum	Wood/Alum	Wood/Alum	Frame/Masonry
Garage Type	Detached Garage	Detached Garage	Detached Garage	Detached Garage
Year Built	1928	1935	1924	1964
Effective Year Built			1988	
Water	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Central	Central	Central	
Lot Frontage	36	38	40	30
Lot Depth	130	112	163	120
Lot Acres	0.1	0.09	0.15	0.08
Lot Sq Ft	4,356	3,920	6,534	3,485
State Use	Single Family	Single Family	Single Family	Single Family
Annual Tax	\$2,697	\$4,018	\$5,567	\$3,706
Universal Land Use	SFR	SFR	SFR	SFR
Condition	Average	Average	Average	Average
School District	010	030	030	030
Subdivision	West View	Northwest Blvd	Northwest Blvd	Fairday
Distance (miles)		0.40	0.43	0.44
MLS Listing #	2607709	214046906	214037126	214033547

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Subject Property

Comparable 10

Comparable 11

Comparable 12



Address	1489 Doten Ave	1212 Parkway N	1148 Virginia Ave	1448 Fairview Ave
Township/Tax Dist Desc	City Of Columbus	City Of Grandview Heights	City Of Grandview Heights	City Of Columbus
Recording Date		02/02/2015	09/17/2014	10/27/2014
Sales Date	11/29/1971	12/18/2014	09/11/2014	09/30/2014
Sale Price		\$125,000	\$315,100	\$175,000
Price Per Sq Ft		\$96.38	\$200.96	\$112.04
Building Sq Ft	1,440	1,297	1,568	1,562
Style	Conventional	Conventional	Conventional	Conventional
Stories	2	2	2	2
Total Rooms	7	6	6	6
Bedrooms	4	2	3	3
Bathrooms (Total)	1	1	1	2
Bathrooms (Full)	1	1	1	2
Bathrooms (Half)				
Fireplaces			1	
Exterior	Wood/Alum	Wood/Alum	Wood/Alum	Wood/Alum
Garage Type	Detached Garage	Detached Garage	Detached Garage	Detached Garage
Year Built	1928	1928	1929	1920
Effective Year Built			2003	
Water	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Central		Central	Central
Lot Frontage	36	40	47	45
Lot Depth	130	112	133	170
Lot Acres	0.1	0.1	0.14	0.176
Lot Sq Ft	4,356	4,356	6,098	7,667
State Use	Single Family	Single Family	Single Family	Single Family
Annual Tax	\$2,697	\$4,513	\$5,193	\$2,185
Universal Land Use	SFR	SFR	SFR	SFR
Condition	Average	Fair	Good	Fair
School District	010	030	030	010
Subdivision	West View	Northwest Blvd	Northwest Blvd	Grandview
Distance (miles)		0.46	0.50	0.50
MLS Listing #	2607709		214038594	

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Subject Property

Comparable 13



Address	1489 Doten Ave	1696 Hess Blvd
Township/Tax Dist Desc	City Of Columbus	Clinton Twp
Recording Date		07/01/2009
Sales Date	11/29/1971	Tax: 06/30/2009 MLS: 05/22/2015
Sale Price		\$180,500
Price Per Sq Ft		\$142.69
Building Sq Ft	1,440	1,265
Style	Conventional	Conventional
Stories	2	1
Total Rooms	7	8
Bedrooms	4	4
Bathrooms (Total)	1	2
Bathrooms (Full)	1	2
Bathrooms (Half)		
Fireplaces		
Exterior	Wood/Alum	Wood/Alum
Garage Type	Detached Garage	
Year Built	1928	1942
Effective Year Built		2009
Water	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown
Heat Type	Heated	Heated
Cooling Type	Central	Central
Lot Frontage	36	53
Lot Depth	130	120
Lot Acres	0.1	0.14
Lot Sq Ft	4,356	6,098
State Use	Single Family	Single Family
Annual Tax	\$2,697	\$4,299
Universal Land Use	SFR	SFR
Condition	Average	Good
School District	010	130
Subdivision	West View	University View 02
Distance (miles)		0.50
MLS Listing #	2607709	215012256

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