



## Comparative Homes

			
	1526 OAK HILL DR N UNIT L-2	1411 OAK HILL DR N	1430 OAK HILL DR N -UNIT J-3
<b>Ref #</b>	206790	210226	211357
<b>Status</b>	Sold	Sold	Sold
<b>Subdivision</b>	OAKHILL	OAKHILL CONDOS	OAK HILL
<b>Area</b>	01	01	01
<b>City</b>	SOUTH BEND	SOUTH BEND	SOUTH BEND
<b>Style</b>	Condominium 1st Level	2 Stories	1 Story, Condominium 1st Le
<b>Apprx. SqFt</b>	700	1,100	700
<b>Year Built</b>	1988	1988	1988
<b>Site Desc</b>	See Remarks	Less than 1 Acre, Rolling	
<b>Bedrooms</b>	2	2	1
<b>Full/Half Baths</b>	2 / 0	2 / 0	1 / 0
<b>Exterior</b>	Cedar Siding	Wood	Wood
<b>Basement</b>	Finished		Finished, Full Poured
<b>Garage Size</b>			
<b>Garage</b>	None	None	1 Car, Detached
<b>1st Level</b>	Living Room, Kitchen	Living Room, Dining Room	Living Room, Dining Room
<b>2nd Level</b>	None	1 Bedroom, 1 Bath	None
<b>Lower Level</b>	Family Room, 1 Bedroom	None	Family Room, Laundry Room
<b>Flooring</b>	Carpet, Tile	Carpet, Hardwood	Carpet, Vinyl
<b>Int/Ext Feat</b>	Ceiling Fan, All Drapes, Community Pool, Master Bdrm-1st floor, Cable	Ceiling Fan, Some Drapes, Covered Patio, Community Pool, Cable Hookup	Some Drapes
<b>Heat</b>	Gas, Forced Air	Gas	Gas, Forced Air
<b>Cooling</b>	Central Air	Central Air	Central Air
<b>Water Heater</b>	Gas	Gas	Gas
<b>Water Softener</b>	Owned	Owned	None
<b>Water/Sewer</b>	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
<b>Contract Date</b>	01/21/06	05/23/06	07/03/06
<b>Sale Date</b>			
<b>List Price</b>	\$ 111,000	\$ 129,000	\$ 135,000
<b>Sale Price</b>	\$ 111,000	\$ 142,500	\$ 127,000
<b>List Price/SF</b>	\$ 158.57	\$ 117.27	\$ 192.86
<b>Sale Price/SF</b>	\$ 158.57	\$ 129.55	\$ 181.43
<b>SP/LP Ratio</b>	100.00%	110.47%	94.07%
<b>Taxes</b>	\$ 674.34	\$ 693.14	\$ 1994.28

---- Information herein deemed reliable but not guaranteed ----

## Comparative Homes

	1538 OAK HILL DR	1532 OAKHILL DR
		
	1538 OAK HILL DR	1532 OAKHILL DR
<b>Ref #</b>	211842	214616
<b>Status</b>	Sold	Sold
<b>Subdivision</b>	OAKHILL CONDOMINIUMS	OAKHILL
<b>Area</b>	01	01
<b>City</b>	SOUTH BEND	SOUTH BEND
<b>Style</b>	Condominium 1st Level	Condominium 2nd Level
<b>Apprx. SqFt</b>	700	1,080
<b>Year Built</b>	1984	1988
<b>Site Desc</b>	Cul-de-sac	See Remarks
<b>Bedrooms</b>	1	2
<b>Full/Half Baths</b>	1 / 0	2 / 0
<b>Exterior</b>	Cedar Siding	Cedar Siding
<b>Basement</b>	Finished	
<b>Garage Size</b>		
<b>Garage</b>	None	1 Car, Detached, Garage Door Opener
<b>1st Level</b>	Living Room, Dining Room	Living Room, Kitchen
<b>2nd Level</b>	None	1 Bedroom, 1 Bath
<b>Lower Level</b>	Family Room, 1 Bedroom	None
<b>Flooring</b>	Carpet, Hardwood	Carpet, Tile
<b>Int/Ext Feat</b>	Deck, Fireplace-Wood Burning	Ceiling Fan, All Drapes, Open Patio, Community Pool, Master Bdrm With
<b>Heat</b>	Gas, Forced Air	Gas, Forced Air
<b>Cooling</b>	Central Air	Central Air
<b>Water Heater</b>	Gas	Gas
<b>Water Softener</b>	None	None
<b>Water/Sewer</b>	Municipal Water, Municipal S	Municipal Water, Municipal S
<b>Contract Date</b>	07/25/06	11/29/06
<b>Sale Date</b>		
<b>List Price</b>	\$ 129,900	\$ 184,900
<b>Sale Price</b>	\$ 129,900	\$ 180,000
<b>List Price/SF</b>	\$ 185.57	\$ 171.20
<b>Sale Price/SF</b>	\$ 185.57	\$ 166.67
<b>SP/LP Ratio</b>	100.00%	97.35%
<b>Taxes</b>	\$ 1990.26	\$ 701.72

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