

Explanation & Questions for 6 Months Sales in the Neighborhood

791 HAMILTON DR 08/12/2004 \$735,000 1,674 sf

Appears to be a nice home with a pool similar to the subject home. Adjust up for size, and lot size. **7 days on market.**



739 HAMILTON DR 8/25/2004 \$659,000 1,896 sf

Appears to be a nice home without a pool. It is equal in size, but it is on one level and has an "In-Law" addition behind the garage. It is located between Cumberland Court and PH Road, so it suffers from proximity to smaller homes, and the home across the street looks awful with solar panels on the front roof and a concrete wheel-chair ramp from the driveway to the front door. The price could be repressed by the home across the street and In Law (?). **21 days on market.**



729 CUMBERLAND CT 9/29/04 \$628,000 1,475 sf

Too small for comparable, but substantiates that there was something odd about 739 Hamilton. **8 days on market.**



734 CUMBERLAND CT 11/17/2004 \$729,000 1,897 sf

Appears to be a nice model-match without a pool. It is on the second court off of Hamilton near PH Road and older/smaller homes. It suffers from proximity to smaller homes. The block is homogeneous, but the other side of Hamilton is mixed bag. Adjust up for pool, lot size, and location. **8 days on market.**



22 HERO CT 11/29/2004 \$680,000 1,897 sf

Appears to be a nice model-match without a pool. This home is located at the top of the hill probably overlooking Taylor Blvd. and the valley. This means view but potentially noise. When I saw the property on Feb. 28, there was work-in-progress, including many 5-gallon paint cans in the garage and stucco work being done to the front of the home. FIXER pricing? This home has strange placement on its lot, facing at neighbor. On the market for 35 days?

