

## Comparative Homes - SOLD



19440 SR 67



17587 BUCKLAND HOLDEN



23310 GUTMAN



916 RACE

MLS#	335486	333805	331637	335529
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Uniopolis	WAPAKONETA	WAPAKONETA	Wapakoneta
Subdivision	S MID PT SE SW	0	NA	Kolter & Musser
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Union	DUCHOUQUET	NA	Duchouquet
Acres	1.158	IRR	1.920	50x126
Lot Size	1.158 acres	Residential Lot	1.92	Residential Lot,
Land Info	Residential Lot		Residential Lot	Wooded
Bedrooms	2	4	3	1
Full Baths	1	1	1	1
Half Baths	0	0	0	0
SqFt	1,380	1,920	1,737	558
Year Built	1910	1900	1870	1900
Level/Style	1.5 Story	1 Story	1.5 Story	1 Story
Foundation	Crawl Space		Crawl Space	Partial Basement, Unfinished Basement
Exterior	Oth Exterior (See Rmks)	Vinyl, Aluminum	Vinyl	Cedar
Garage	No Garage		2 Car Garage, Detached Garage	Carport Garage
Heating	Other Heat (See Rmks)	Propane Heating	Forced Air Heating	Gas Heating, Baseboard Heating,
Cooling		Wall Unit		
Contract Date	04/26/12	01/31/12	12/16/11	02/09/12
Sold Date	05/07/12	02/28/12	01/06/12	03/28/12
List Price	\$ 14,000	\$ 17,000	\$ 19,900	\$ 30,000
Sold Price	\$ 5,900	\$ 19,500	\$ 16,500	\$ 30,000
List Price/SF	\$ 10.14	\$ 8.85	\$ 11.46	\$ 53.76
Sold Price/SF	\$ 4.28	\$ 10.16	\$ 9.50	\$ 53.76
SP/LP Ratio	42.14%	114.71%	82.91%	100.00%
Semi Ann Tax	\$ 324	\$ 628	\$ 663	\$ 0
Tax Year	2011	2010	2010	2011

## Comparative Homes - SOLD



13928 LIMA



6 GREENTREE



106 W PLUM



21 GREENTREE CIRCLE

MLS#	332403	336774	336221	331240
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	WAPAKONETA	Cridersville	Wapakoneta	CRIDERSVILLE
Subdivision	.	Meadowbrook	Lot 603	MEADOWBROOK
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Clay	Duchouquet	Duchouquet	DUQUOCHET
Acres		0.000		
Lot Size	66x132	xx	50x63	0
Land Info	Residential Lot	Wooded	Residential Lot	Residential Lot
Bedrooms	3	2	3	3
Full Baths	1	1	1	1
Half Baths	0	1	0	1
SqFt	1,085	1,042	1,032	1,258
Year Built	1862	1977	1900	1977
Level/Style	1.5 Story	2 Story	1.5 Story	2 Story
Foundation	Partial Basement	Full Basement, Semi Finish Basement	Partial Basement	Full Basement
Exterior	Vinyl	Cedar	Asbestos, Oth Exterior (See Rmks)	Cedar
Garage	2 Car Garage, Detached Garage	No Garage	No Garage	No Garage
Heating	Htwater/Stm Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating	Forced Air Heating
Cooling		Central Cooling	Central Cooling	Central Cooling
Contract Date	01/04/12	04/20/12	04/23/12	01/20/12
Sold Date	01/13/12	05/13/12	05/04/12	01/27/12
List Price	\$ 35,200	\$ 44,400	\$ 45,000	\$ 52,500
Sold Price	\$ 32,250	\$ 45,000	\$ 40,000	\$ 48,000
List Price/SF	\$ 32.44	\$ 42.61	\$ 43.60	\$ 41.73
Sold Price/SF	\$ 29.72	\$ 43.19	\$ 38.76	\$ 38.16
SP/LP Ratio	91.62%	101.35%	88.89%	91.43%
Semi Ann Tax	\$ 256	\$ 160	\$ 285	\$ 360
Tax Year	2010	2011	2010	2010

## Comparative Homes - SOLD



404 S PERRY



916 W AUGLAIZE



901 E BENTON STREET



411 S COURT STREET

MLS#	337604	335189	329972	331969
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	WAPAKONETA	WAPAKONETA	Wapakoneta	Wapakoneta
Subdivision	NA	W AUGLAIZE	-	-
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	DUCHOQUET	DUCHOQUET	Duchoquet	Duchoquet
Acres	0.090	0.220		
Lot Size	50X80	48X200	37x150	100x50
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	3	3	3	3
Full Baths	1	2	1	1
Half Baths	0	0	0	0
SqFt	1,428	2,262	1,206	1,334
Year Built	1954	1935	1923	1900
Level/Style	1.5 Story	1.5 Story	1 Story	1.5 Story
Foundation	Full Basement	Full Basement	Block Basement, Partial Basement	
Exterior	Vinyl	Vinyl	Aluminum	Vinyl
Garage	No Garage	2 Car Garage, Detached Garage	2 Car Garage, Detached Garage	1 Car Garage
Heating	Forced Air Heating	Gas Heating	Forced Air Heating	Forced Air Heating, Gas Heating
Cooling			Wall Unit	Central Cooling
Contract Date	05/10/12	02/29/12	06/12/12	12/20/11
Sold Date	06/08/12	03/23/12	06/27/12	02/10/12
List Price	\$ 56,900	\$ 64,900	\$ 66,900	\$ 74,900
Sold Price	\$ 42,500	\$ 57,500	\$ 55,000	\$ 72,000
List Price/SF	\$ 39.85	\$ 28.69	\$ 55.47	\$ 56.15
Sold Price/SF	\$ 29.76	\$ 25.42	\$ 45.61	\$ 53.97
SP/LP Ratio	74.69%	88.60%	82.21%	96.13%
Semi Ann Tax	\$ 417	\$ 725	\$ 242	\$ 383
Tax Year	2011	2011	2010	2010

## Comparative Homes - SOLD



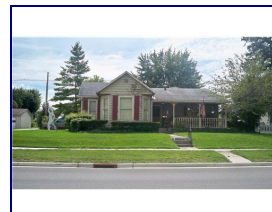
422 S PINE STREET



201 S BLACKHOOF



808 MIDDLE STREET



505 E BENTON

MLS#	336472	337173	323006	332399
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Wapakoneta	Wapakoneta	WAPAKONETA	Wapakoneta
Subdivision	Meyers & Kreitzer	00022001	MEEKERS SD LOT #1	Out Lot 101
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Duchoquet	Duchouquet	DUCH	Duchouquet
Acres	0.140		0.310	
Lot Size	50x123	50x100	90X150	80x150
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	3	3	3	3
Full Baths	1	1	1	2
Half Baths	0	1	0	0
SqFt	864	1,787	1,573	1,818
Year Built	1951	1911	1901	1946
Level/Style	1 Story	2 Story	1.5 Story	1 Story
Foundation	Crawl Space	Full Basement	Partial Basement, Poured Basement	Partial Basement
Exterior	Aluminum	Aluminum	Aluminum	Aluminum, Asbestos
Garage	2 Car Garage, Detached Garage	Carport Garage	1 Car Garage, Garage Opener	2 Car Garage, Detached Garage,
Heating	Gas Heating, Forced Air Heating	Gas Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating
Cooling	Central Cooling	Central Cooling	Central Cooling	Central Cooling
Contract Date	03/14/12	04/25/12	02/15/12	09/30/11
Sold Date	04/17/12	06/06/12	02/15/12	01/09/12
List Price	\$ 79,900	\$ 79,900	\$ 83,700	\$ 84,500
Sold Price	\$ 75,000	\$ 79,900	\$ 78,000	\$ 80,000
List Price/SF	\$ 92.48	\$ 44.71	\$ 53.21	\$ 46.48
Sold Price/SF	\$ 86.81	\$ 44.71	\$ 49.59	\$ 44.00
SP/LP Ratio	93.87%	100.00%	93.19%	94.67%
Semi Ann Tax	\$ 359	\$ 414	\$ 405	\$ 400
Tax Year	2011	2011	2009	2010

## Comparative Homes - SOLD



709 W AUGLAIZE



407 S COURT STREET



310 ONALEE



123 N WAGNER

MLS#	337835	332868	332823	336407
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	WAPAKONETA	Wapakoneta	Cridersville	Wapakoneta
Subdivision	CITY	Holbrook's South	X	Millers 2nd
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	DUCHOUQUET	Duchoquet	X	Duchouquet
Acres				
Lot Size	48X120	-	80X130	59x135
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	2	3	3	3
Full Baths	1	1	1	1
Half Baths	0	1	1	1
SqFt	1,059	1,848	1,188	1,858
Year Built	1949	1908	1967	1965
Level/Style	1 Story	2 Story	1 Story	Bi Level
Foundation	Full Basement, Block Basement	Full Basement, Block Basement		Full Basement, Semi Finish Basement
Exterior	Stone, Vinyl	Vinyl	Brick	Vinyl
Garage	1 Car Garage, Detached Garage	2 Car Garage, Detached Garage	2 Car Garage	2 Car Garage, Attached Garage,
Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating	Gas Heating	Gas Heating, Forced Air Heating
Cooling	Central Cooling	Window Unit Cooling	Central Cooling	Central Cooling
Contract Date	05/28/12	04/05/12	01/17/12	03/16/12
Sold Date	06/22/12	05/11/12	02/21/12	05/25/12
List Price	\$ 85,000	\$ 87,500	\$ 89,000	\$ 89,900
Sold Price	\$ 77,500	\$ 87,500	\$ 83,000	\$ 84,900
List Price/SF	\$ 80.26	\$ 47.35	\$ 74.92	\$ 48.39
Sold Price/SF	\$ 73.18	\$ 47.35	\$ 69.87	\$ 45.69
SP/LP Ratio	91.18%	100.00%	93.26%	94.44%
Semi Ann Tax	\$ 410	\$ 503	\$ 542	\$ 436
Tax Year	2011	2010	2011	2011

## Comparative Homes - SOLD



301 E MECHANIC



112 N WAGNER STREET



815 HELEN



14870 FOX RANCH

MLS#	331038	334251	334835	332917
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	WAPAKONETA	Wapakoneta	WAPAKONETA	Wapakoneta
Subdivision	X	Maplewood	OAKWOOD HILLS	Truesdale SD
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	DUCHOQUET	Duchoquet	DUCHOQUET	Moulton
Acres				1.500
Lot Size	50X150	0.34	85X110	1.5 acres
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	3	3	4	2
Full Baths	1	2	2	2
Half Baths	1	0	1	0
SqFt	1,604	1,768	1,995	1,389
Year Built	1900	1974	1993	1966
Level/Style	2 Story	1 Story	1.5 Story	1 Story
Foundation		Crawl Space		Crawl Space
Exterior	Vinyl	Brick	Vinyl	Brick
Garage	2 Car Garage	2 Car Garage, Attached Garage	2 Car Garage, Attached Garage	2 Car Garage, Attached Garage,
Heating	Gas Heating, Forced Air Heating	Forced Air Heating, Electric Heating	Gas Heating, Forced Air Heating	Electric Heating
Cooling	Central Cooling	Central Cooling	Central Cooling	Central Cooling
Contract Date	03/10/12	12/16/11	01/11/12	12/02/11
Sold Date	04/03/12	02/17/12	02/17/12	02/06/12
List Price	\$ 99,900	\$ 104,900	\$ 114,750	\$ 114,900
Sold Price	\$ 88,000	\$ 102,000	\$ 114,750	\$ 110,000
List Price/SF	\$ 62.28	\$ 59.33	\$ 57.52	\$ 82.72
Sold Price/SF	\$ 54.86	\$ 57.69	\$ 57.52	\$ 79.19
SP/LP Ratio	88.09%	97.24%	100.00%	95.74%
Semi Ann Tax	\$ 424	\$ 727	\$ 789	\$ 640
Tax Year	2010	2010	2011	2010



## Comparative Homes - SOLD



2 HARWOOD



605 W PEARL STREET



913 CARNATION



602 WARREN

MLS#	334990	335040	333974	334183
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Cridersville	Wapakoneta	WAPAKONETA	Wapakoneta
Subdivision	Meadowbrook Place	-	X	Grandview Est
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Duchouquet	Duchoquet	D	Duchoquet
Acres				
Lot Size	80x100	50x150	100X164	100x150
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	3	3	3	3
Full Baths	1	1	2	2
Half Baths	1	1	1	0
SqFt	1,751	2,034	1,926	1,438
Year Built	1979	1890	1979	1984
Level/Style	2 Story	2 Story	1 Story	1 Story
Foundation	Partial Basement	Full Basement, Poured Basement	Crawl Space	Full Basement, Poured Basement
Exterior	Brick, Vinyl	Brick	Brick	Brick
Garage	2 Car Garage, Attached Garage	2 Car Garage, Detached Garage		2 Car Garage, Attached Garage
Heating	Gas Heating, Forced Air Heating	Baseboard Heating, Htwater/Stm Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating
Cooling	Central Cooling	Window Unit Cooling	Central Cooling	Central Cooling
Contract Date	05/12/12	01/25/12	03/12/12	12/20/11
Sold Date	05/31/12	03/12/12	04/09/12	01/14/12
List Price	\$ 114,900	\$ 115,000	\$ 122,000	\$ 129,900
Sold Price	\$ 107,500	\$ 115,000	\$ 95,000	\$ 122,500
List Price/SF	\$ 65.62	\$ 56.54	\$ 63.34	\$ 90.33
Sold Price/SF	\$ 61.39	\$ 56.54	\$ 49.33	\$ 85.19
SP/LP Ratio	93.56%	100.00%	77.87%	94.30%
Semi Ann Tax	\$ 539	\$ 661	\$ 970	\$ 734
Tax Year	2011	2011	2011	2010

## Comparative Homes - SOLD



23 KYLE



114 VALLEYVIEW



17671 GOLDEN BRIDGE



902 CARNATION DRIVE

MLS#	334679	336740	336509	332016
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Wapakoneta	Wapakoneta	Wapakoneta	Wapakoneta
Subdivision	Summerchase	Kelleys 3rd	Wapakoneta	Grandview Estates
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Duchouquet	Duchouquet	Duchouquet	Duchoquet
Acres			1.000	
Lot Size	82x134	85x125	1 acre	150x110
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	3	3	2	3
Full Baths	2	2	2	2
Half Baths	0	0	0	0
SqFt	1,688	1,363	1,560	1,848
Year Built	2008	1965	1990	1974
Level/Style	1 Story	1 Story	1 Story	1 Story
Foundation	Crawl Space	Full Basement, Semi Finish Basement	Crawl Space	Crawl Space
Exterior	Brick, Vinyl	Brick, Aluminum	Vinyl	Brick
Garage	2 Car Garage, Attached Garage,	2 Car Garage, Attached Garage,	2 Car Garage, 4 Or More Garage	2 Car Garage, Attached Garage
Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating	Gas Heating, Propane Heating	Forced Air Heating, Gas Heating
Cooling	Central Cooling	Central Cooling	Central Cooling	Central Cooling
Contract Date	04/17/12	04/16/12	03/23/12	03/13/12
Sold Date	05/10/12	06/01/12	06/26/12	04/25/12
List Price	\$ 129,900	\$ 129,900	\$ 130,000	\$ 137,900
Sold Price	\$ 131,000	\$ 128,000	\$ 125,000	\$ 136,000
List Price/SF	\$ 76.95	\$ 95.30	\$ 83.33	\$ 74.62
Sold Price/SF	\$ 77.61	\$ 93.91	\$ 80.13	\$ 73.59
SP/LP Ratio	100.85%	98.54%	96.15%	98.62%
Semi Ann Tax	\$ 923	\$ 613	\$ 585	\$ 861
Tax Year	2011	2011	2011	2010



## Comparative Homes - SOLD



918 CARNATION



104 JACOBS



1040 STONEGATE



15502 BIGLER ROAD

MLS#	336224	333116	326921	335701
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Wapakoneta	Wapakoneta	Wapakoneta	Wapakoneta
Subdivision	Grand View Est #5	Hammel Estates	Stonegate Court	-
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Duchouquet	Duchoquet	Duchouquet	Union
Acres		0.390	0.252	1.069
Lot Size	116x150	-	.252 acres	1.069
Land Info	Residential Lot	Residential Lot	Residential Lot	Residential Lot
Bedrooms	2	3	3	3
Full Baths	2	2	2	2
Half Baths	0	0	1	0
SqFt	2,185	1,868	1,766	1,600
Year Built	1978	1993	2003	1999
Level/Style	1 Story	1 Story	1 Story	1 Story
Foundation	Crawl Space	Partial Basement, Poured Basement,	Crawl Space	Full Basement, Poured Basement
Exterior	Brick, Wood	Brick, Vinyl	Vinyl, Stone	Vinyl
Garage	2 Car Garage, Attached Garage,	3 Car Garage	2 Car Garage, Attached Garage	2 Car Garage, Attached Garage
Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating	Forced Air Heating, Propane Heating
Cooling	Central Cooling	Central Cooling	Central Cooling	Central Cooling
Contract Date	03/11/12	03/08/12	12/28/11	02/21/12
Sold Date	04/30/12	04/13/12	01/31/12	03/28/12
List Price	\$ 142,900	\$ 158,769	\$ 159,900	\$ 165,000
Sold Price	\$ 140,000	\$ 153,000	\$ 142,500	\$ 162,000
List Price/SF	\$ 65.40	\$ 84.99	\$ 90.54	\$ 103.13
Sold Price/SF	\$ 64.07	\$ 81.91	\$ 80.69	\$ 101.25
SP/LP Ratio	97.97%	96.37%	89.12%	98.18%
Semi Ann Tax	\$ 742	\$ 1,061	\$ 813	\$ 936
Tax Year	2011	2010	2010	2011

## Comparative Homes - SOLD



9852 PLACE



1822 CINNAMON



11931 WAPAK-FRYBURG

No Photo Available

1012 TIMBER

MLS#	332167	329656	335558	334230
Status	Sold	Sold	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Wapakoneta	Wapakoneta	Wapakoneta	WAPAKONETA
Subdivision	-	Clover Ridge	none	WOODLAND HILLS #5
County	Auglaize County	Auglaize County	Auglaize County	Auglaize County
Township	Logan	Duchouquet	Pusheta	DUCHOUQUET
Acres		0.270	1.313	
Lot Size	4.13	.27 acre	irregular	.284
Land Info	Residential Lot	Residential Lot	Residential Lot, Wooded	Residential Lot
Bedrooms	3	3	3	3
Full Baths	2	2	2	2
Half Baths	0	0	0	0
SqFt	1,680	2,038	2,560	1,888
Year Built	2005	2011	1984	2012
Level/Style	1 Story	1 Story	1 Story	1 Story
Foundation	Full Basement	Crawl Space	Full Basement, Walkout Basement, Semi Finish	Partial Basement, Poured Basement,
Exterior	Vinyl	Brick, Vinyl	Brick	Vinyl, Stone
Garage	2 Car Garage, Attached Garage	2 Car Garage, Attached Garage	4 Or More Garage, Attached Garage,	2 Car Garage, Attached Garage,
Heating	Forced Air Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating	Gas Heating, Forced Air Heating
Cooling	Central Cooling	Central Cooling	Central Cooling	Central Cooling
Contract Date	04/24/12	02/15/12	03/24/12	12/08/11
Sold Date	05/30/12	03/30/12	05/16/12	03/02/12
List Price	\$ 172,000	\$ 179,900	\$ 181,500	\$ 209,900
Sold Price	\$ 164,500	\$ 179,900	\$ 174,500	\$ 204,000
List Price/SF	\$ 102.38	\$ 88.27	\$ 70.90	\$ 111.18
Sold Price/SF	\$ 97.92	\$ 88.27	\$ 68.16	\$ 108.05
SP/LP Ratio	95.64%	100.00%	96.14%	97.19%
Semi Ann Tax	\$ 952	\$ 0	\$ 1,080	\$ 0
Tax Year	2010	2010	2011	2011

## Comparative Homes - SOLD



No Photo Available

915 NEIL ARMSTRONG DRI 786 HEITKAMP

MLS#	334819	335080
Status	Sold	Sold
Area	Wapakoneta-Cridersville	Wapakoneta-Cridersville
City	Wapakoneta	Minster
Subdivision	Kellys Add	country
County	Auglaize County	Auglaize County
Township	Duchoquet	Jackson
Acres		1.110
Lot Size	.56	.
Land Info	Residential Lot	Wooded
Bedrooms	4	3
Full Baths	2	2
Half Baths	0	1
SqFt	2,532	2,022
Year Built	1956	1999
Level/Style	1 Story	2 Story
Foundation	Crawl Space, Finished Basement	
Exterior	Stone	Vinyl
Garage	2 Car Garage, Attached Garage	2 Car Garage, Attached Garage
Heating	Gas Heating, Forced Air Heating	Propane Heating, Forced Air Heating
Cooling	Central Cooling	Central Cooling
Contract Date	04/27/12	12/19/11
Sold Date	05/29/12	01/18/12
List Price	\$ 219,900	\$ 239,900
Sold Price	\$ 210,000	\$ 207,000
List Price/SF	\$ 86.85	\$ 118.64
Sold Price/SF	\$ 82.94	\$ 102.37
SP/LP Ratio	95.50%	86.29%
Semi Ann Tax	\$ 872	\$ 1,872
Tax Year	2011	2011