

Subject Property



Property of CBOR ©

<i>Address:</i>	2549 E E Alfalfa Dr	<i>MLS Number:</i>	-1976
<i>City:</i>	Columbia		
<i>State/Zip:</i>	MO 65202		
<i>Subdivision:</i>	HAYSTACK ACRES	<i>Tot Fin SF:</i>	2312
<i>Area:</i>	NE	<i>Tot UnFin SF:</i>	707
<i>Type:</i>	Single Family	<i>Yr Built:</i>	1999
<i>Basement Y/N:</i>	Yes	<i>Tax Yr:</i>	2005
<i>No. Acres:</i>	Less than 1	<i>Actual Taxes\$:</i>	\$1,348

Legal Description: Haystack Acres Addition, Lot 89

Directions: Exit Hwy 63 bypass at Prathersville exit heading north. Turn left at stop sign and follow Alfalfa Dr. to 2549 on the left, at Rye Way cross St.

Remarks: Exceptional, like new, 3BR 2BA located on approximately 1/2 acre corner lot with trees. Home has been Pre-Inspected by Seller. Inspection-Wattanty can transfer to Buyer for \$125 fee. Seller purchased a one year Home Protection Plan for Buyer. Water softener goes with home. Buyer may purchase hot tub.

<i># of Bedrooms:</i>	3 Bedrooms (3)	<i>Fin SF Main:</i>	1621	<i>Unfin SF Main:</i>	
<i># of Baths-Full-3/4:</i>	2	<i>Fin SF Upper:</i>		<i>Unfin SF Upper:</i>	
<i>Full Baths Main:</i>	2	<i>Fin SF Lower:</i>	691	<i>Unfin SF Lower:</i>	707
<i># of Baths-Half:</i>	Stub	<i>Fin SF Other:</i>		<i>Unfin SF Other:</i>	
<i>Half Baths Main:</i>		<i>Bedroom 2 Level:</i>	M	<i>Garage Type:</i>	Attached
<i>Master BR Level:</i>	M	<i>Bedroom 3 Level:</i>	M	<i>Garage Capacity:</i>	2
<i>Master BR Dim:</i>	15.25 x 14	<i>Bedroom 4 Level:</i>			

<i>Exterior Features:</i>	Driveway-paved, Satellite Dish	<i>Interior Features:</i>	Cable Ready, Ceiling/paddle Fan(s), Garage Door
<i>Type/style:</i>	Traditional	<i>Flooring:</i>	Carpet, Tile, Vinyl
<i>Garage/carport:</i>	2 Car Attached, Parking Pad	<i>Heating:</i>	Forced Air, Natural Gas
<i>Foundation/basement:</i>	Outside Entrance, Partly Finished, Poured Concrete,	<i>Cooling:</i>	Central Electric
<i>Roof:</i>	Composition	<i>Fireplace:</i>	
<i>Patio/deck/porch:</i>	Back, Concrete, Deck, Front, Patio, Porch	<i>Other Rooms:</i>	Family Room, Master Bath, Study/den, Workshop
<i>Exterior Finish:</i>	Aluminum, Brick Veneer, Vinyl	<i>Kitchen Features:</i>	Cabinets - Wood, Counters-laminate, Dishwasher -
<i>Topo/lot Description:</i>	Partially Wooded, Rolling	<i>Utilities:</i>	Electric-county, Gas-natural, Sewage-city, Trash-



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Comparative Market Analysis Summary

Subject Property

MLS #	Address	City	# of Bds	Full or 3/4	Tot Fin SF
-1976	2549 E E Alfalfa	Columbia	3	2	2312

Recently Sold

MLS #	Address	City	# of Bds	Full or 3/4	Tot Fin SF	List \$	Closing \$	DOM
207521	4300 Culpeper	Columbia	3	2	2100	\$185,000	\$180,000	48
205703	4704 Manhasset Dr	Columbia	3	2	1773	\$179,900	\$174,500	93
206565	4600 Fenimore Dr	Columbia	3	2	2138	\$163,900	\$156,500	65
206814	3100 Foxboro Ct	Columbia	3	2	1863	\$162,900	\$160,500	80
207919	204 Elderbrook Dr	Columbia	3	2	1854	\$159,900	\$154,000	82
202184	1473 Lake Of The	Columbia	3	2	2006	\$159,500	\$159,900	159
207932	2608 Oak	Columbia	3	2	1900	\$148,500	\$151,000	95
203405	1312 Seattle Slew	Columbia	3	2	1800	\$139,900	\$138,900	329
<i>Average</i>						\$162,438	\$159,413	119

Under Contract

MLS #	Address	City	# of Bds	Full or 3/4	Tot Fin SF	List \$	Closing \$	DOM
210280	115 Coventry	Columbia	3	2	1900	\$203,300		65
<i>Average</i>						\$203,300		65
<i>Overall</i>						\$166,978	\$159,413	113



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Price Recommendation

The recommended price is based on our review of properties similar to your own which are currently for sale or have recently been sold. Our analysis suggests that your property should be listed at:

\$159,412

Pricing your property correctly is crucial. A property which is priced correctly will attract more buyers than one which is priced above the current market value. I look forward to working with you to get your property sold quickly.



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Comparable Properties Recently Sold



<i>Address:</i>	4300 Culpeper	<i>Type:</i>	Single Family	<i>MLS #:</i>	207521
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	2100	<i>List \$:</i>	\$185,000
<i>State/Zip:</i>	MO 652024247	<i>Tot UnFin SF:</i>	0	<i>Sell \$:</i>	\$180,000
<i>Area:</i>	NE			<i>DOM:</i>	48
<i>Subdivision:</i>	Springdale Est	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	2002
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	No	<i>Tax Yr:</i>	

Ext Features:
Int Features: Cable Available, Ceiling/paddle Fan(s), Fireplace Screen/doors, Garage Door
Type/style:
Topo/lot Des: Level, Partially Wooded

\$1000 for Buyers Closing Costs! Beautiful, Dynamic, open split BR plan. Vaulted ceilings plant ledges. FR with Fireplace. Alarm System. Storage. Landscaped. Covered front porch



<i>Address:</i>	4704 Manhasset Dr	<i>Type:</i>	Single Family	<i>MLS #:</i>	205703
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	1773	<i>List \$:</i>	\$179,900
<i>State/Zip:</i>	MO 652036428	<i>Tot UnFin SF:</i>	1773	<i>Sell \$:</i>	\$174,500
<i>Area:</i>	SW			<i>DOM:</i>	93
<i>Subdivision:</i>	Hamlet, The	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	1995
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,782
<i>Garage Type:</i>	Detached	<i>Basement Y/N:</i>	Yes	<i>Tax Yr:</i>	2005

Ext Features: Driveway-paved, Windows-vinyl
Int Features: Cable Ready, Ceiling/paddle Fan(s), Garage Door Opener(s), Laundry - Main
Type/style:
Topo/lot Des:

WALK OUT ON UNFINISHED BSMT HARDWOOD FLOOR IN KIT FIREPLACE JETTED TUB OPEN FLOOR PLAN FENCED BACK YARD NEUTRAL COLORS



<i>Address:</i>	4600 Fenimore Dr	<i>Type:</i>	Single Family	<i>MLS #:</i>	206565
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	2138	<i>List \$:</i>	\$163,900
<i>State/Zip:</i>	MO 652023479	<i>Tot UnFin SF:</i>	634	<i>Sell \$:</i>	\$156,500
<i>Area:</i>	NE			<i>DOM:</i>	65
<i>Subdivision:</i>	Arcadia Park	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	2001
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,491
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	Yes	<i>Tax Yr:</i>	2005

Ext Features: Driveway-paved, Satellite Dish, Windows-vinyl
Int Features: Cable Available, Ceiling/paddle Fan(s), Garage Door Opener(s), Laundry - Main
Type/style:
Topo/lot Des: Partially Wooded

CUTE COVERED FRONT PORCH 10X19 COVERED REAR DECK VERY CLEAN WILL KEPT HOME VAULTED LR KITCHEN W CROWN MOLDING AROUND CABINETS PLANT LEDGES ABOVE MEDIA ROOM DOWN BLENDS NICELY W LARGE REC ROOM ADDITIONAL BEDROOM BATH READY TO FINISH 23X15.5 STORE ROOM W/ACCESS TO REAR COVERED PATIO



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Comparable Properties Recently Sold



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<i>Address:</i>	3100 Foxboro Ct	<i>Type:</i>	Single Family	<i>MLS #:</i>	206814
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	1863	<i>List \$:</i>	\$162,900
<i>State/Zip:</i>	MO 652023859	<i>Tot UnFin SF:</i>	0	<i>Sell \$:</i>	\$160,500
<i>Area:</i>	NW			<i>DOM:</i>	80
<i>Subdivision:</i>	Valleyview West	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	1996
<i>Garage:</i>		<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,446
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	No	<i>Tax Yr:</i>	2005
<i>Ext Features:</i>	Driveway-paved, Windows-vinyl				
<i>Int Features:</i>	Cable Available, Ceiling/paddle Fan(s), Fireplace Screen/doors, Garage Door				
<i>Type/style:</i>	Traditional				
<i>Topo/lot Des:</i>					

Like new home w/ many updates. Sunporch off kitchen, fenced yard, jetted tub, pergo flooring in dining area, living room, master bedroom and one other. Perfect for allergy sufferers. Professionally landscaped w/ perennials, solid surface counters in kitchen.



Property of CBOR ©

<i>Address:</i>	204 Elderbrook Dr	<i>Type:</i>	Single Family	<i>MLS #:</i>	207919
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	1854	<i>List \$:</i>	\$159,900
<i>State/Zip:</i>	MO 652016724	<i>Tot UnFin SF:</i>		<i>Sell \$:</i>	\$154,000
<i>Area:</i>	NE			<i>DOM:</i>	82
<i>Subdivision:</i>	Carmel Creek	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,507
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	No	<i>Tax Yr:</i>	2005
<i>Ext Features:</i>	Driveway-paved, Windows-vinyl				
<i>Int Features:</i>	Cable Ready, Garage Door Opener(s), Laundry - Main Floor, Smoke Detector(s), Other-see Remarks				
<i>Type/style:</i>					
<i>Topo/lot Des:</i>	Level				

Fantastic slab ranch with updates galore: Newer carpet, prefinished wood and paint in many rooms, 6' jetted tub in large master suite. Full privacy fence in backyard. Perfect for 1st time buyers looking for something nice or a growing household looking for more living space.



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<i>Address:</i>	1473 Lake Of The	<i>Type:</i>	Single Family	<i>MLS #:</i>	202184
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	2006	<i>List \$:</i>	\$159,500
<i>State/Zip:</i>	MO 652026938	<i>Tot UnFin SF:</i>	800	<i>Sell \$:</i>	\$159,900
<i>Area:</i>	NE			<i>DOM:</i>	159
<i>Subdivision:</i>	4812	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	1999
<i>Garage:</i>		<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,581
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	Yes	<i>Tax Yr:</i>	2004
<i>Ext Features:</i>	Driveway-paved				
<i>Int Features:</i>	Cable Ready, Ceiling/paddle Fan(s), Garage Door Opener(s), High Speed Int.				
<i>Type/style:</i>	Traditional				
<i>Topo/lot Des:</i>	Pond(s), Rolling				

Fresh paint(2005), new HVAC in 2004, storm door, new faucets in kitchen master bath, split bedroom design, large FR in lower level w/ sliders to the patio, LL stubbed for bath. Home over looks subdivision pond.



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Comparable Properties Recently Sold



<i>Address:</i>	2608 Oak Meadow	<i>Type:</i>	Single Family	<i>MLS #:</i>	207932
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	1900	<i>List \$:</i>	\$148,500
<i>State/Zip:</i>	MO 652022277	<i>Tot UnFin SF:</i>	0	<i>Sell \$:</i>	\$151,000
<i>Area:</i>	NE			<i>DOM:</i>	95
<i>Subdivision:</i>	Oakland Springs	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	2004
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,556
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	No	<i>Tax Yr:</i>	2005

Ext Features: Driveway-paved, Windows-vinyl
Int Features: Cable Available, Ceiling/paddle Fan(s), Fireplace Screen/doors, Garage Door
Type/style: Raised Ranch
Topo/lot Des: Partially Wooded

LIKE NEW HOME 1900 SQ. FT. EXTRA LARGE MASTER BED, HUGE WALKIN CLOSET, COVERED SCREED IN PORCH, CUSTOM OAK CABINETS, LAMINATE COUNTER TOPS WITH WOOD TRIM AND DESK AREA, BEAUTIFUL FIREPLACE AND MANTEL ALL TILE AND



<i>Address:</i>	1312 Seattle Slew Dr	<i>Type:</i>	Single Family	<i>MLS #:</i>	203405
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	1800	<i>List \$:</i>	\$139,900
<i>State/Zip:</i>	MO 652024826	<i>Tot UnFin SF:</i>		<i>Sell \$:</i>	\$138,900
<i>Area:</i>	NE			<i>DOM:</i>	329
<i>Subdivision:</i>	Belmont Village	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	1997
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$1,377
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	No	<i>Tax Yr:</i>	2004

Ext Features: Driveway-paved, Satellite Dish, Windows-vinyl
Int Features: Cable Ready, Ceiling/paddle Fan(s), Garage Door Opener(s), High Speed Int.
Type/style: Traditional
Topo/lot Des: Level

VERY LARGE RANCH ON PRIVATE CORNER LOT, WITHIN WALKING DISTANCE TO DERBY RIDGE ELEMENTARY. EXTRA LARGE BEDROOMS, GAS FIREPLACE, FENCED YARD, LARGE KITCHEN WITH LOTS OF CABINET SPACE, LAUNDRY ROOM WITH UTILITY



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Comparable Properties Under Contract



<i>Address:</i>	115 Coventry Circle	<i>Type:</i>	Single Family	<i>MLS #:</i>	210280
<i>City:</i>	Columbia	<i>Tot Fin SF:</i>	1900	<i>List \$:</i>	\$203,300
<i>State/Zip:</i>	MO 65203	<i>Tot UnFin SF:</i>	0	<i>Sell \$:</i>	
<i>Area:</i>	SW			<i>DOM:</i>	65
<i>Subdivision:</i>	Broadway Oaks	<i># of Bedrooms:</i>	3 Bedrooms (3)		
<i>No. Acres:</i>	Less than 1	<i># of Bths F-3/4:</i>	2	<i>Yr Built:</i>	2000
<i>Garage:</i>	M	<i># of Bths-Half:</i>	0	<i>Actual Taxes\$:</i>	\$2,066
<i>Garage Type:</i>	Attached	<i>Basement Y/N:</i>	No	<i>Tax Yr:</i>	2005
<i>Ext Features:</i>	Driveway-paved, Windows-vinyl				
<i>Int Features:</i>	Ceiling/paddle Fan(s), High Speed Int. Access, Laundry - Main Floor, Smoke				
<i>Type/style:</i>					
<i>Topo/lot Des:</i>					

STUNNING HOME GREAT ATTENTION TO DETAIL 11` 9` CEILINGS. SPLIT BEDROOM PLAN. WONDERFUL TRIM WORK AROUND WINDOWS. TILE BACKSPLASH IN KITCHEN. GREAT LANDSCAPING 22X21 PATIO WATERFALL, ELECTRIC OUTLETS PROFESSIONALLY



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