

## Comparable Sales Report

For Property Located At

RealQuest.com®

**3291 FAYCREST RD, COLUMBUS OH 43232-5974**

**14 Comparable(s) Selected .**

Report Date: 04/09/2009

### *Summary Statistics :*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$79,000	\$25,000	\$95,500	\$58,600
Bldg/Living Area	936	884	1,010	937
Price/Sqft	\$84.40	\$26.71	\$94.55	\$62.49
Year Built	1966	1962	1969	1965
Lot Area	6,970	6,534	10,019	7,654
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$74,000	\$40,000	\$95,500	\$79,214
Distance From Subject	0.00	0.11	0.42	0.29

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject:	<b>0.11 (miles)</b>
Address:	<b>3333 LATONIA CT, COLUMBUS OH 43232-5937</b>		
Owner Name:	<b>DAYAN EREZ</b>		
Seller Name:	<b>DANIELS JUDITH L</b>		
APN:	<b>180-004175</b>	Map Reference:	<b>86606950 / 6531-B2</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>BLACKLICK ESTATES 06</b>	Zoning:	
Rec Date:	<b>07/17/2008</b>	Prior Rec Date:	<b>05/26/1999</b>
Sale Date:	<b>07/10/2008</b>	Prior Sale Date:	
Sale Price:	<b>\$53,000</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>109676</b>	Acres:	<b>0.23</b>
1st Mtg Amt:	<b>\$47,700</b>	Lot Area:	<b>10,019</b>
Total Value:	<b>\$77,900</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1964 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>2</b>	Distance From Subject:	<b>0.17 (miles)</b>
Address:	<b>3327 ARNSBY RD, COLUMBUS OH 43232-5908</b>		
Owner Name:	<b>RB &amp; E GROUP LLC</b>		
Seller Name:	<b>FEDERAL HOME LOAN MTG CORP</b>		
APN:	<b>180-004161</b>	Map Reference:	<b>86606950 / 6531-B2</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>BLACKLICK ESTATES</b>	Zoning:	
Rec Date:	<b>01/27/2009</b>	Prior Rec Date:	<b>09/05/1996</b>
Sale Date:	<b>01/14/2009</b>	Prior Sale Date:	<b>09/05/1996</b>
Sale Price:	<b>\$45,000</b>	Prior Sale Price:	<b>\$60,500</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>10148</b>	Acres:	<b>0.18</b>
1st Mtg Amt:		Lot Area:	<b>7,841</b>
Total Value:	<b>\$84,100</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1965 /</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>3</b>	Distance From Subject:	<b>0.27 (miles)</b>
Address:	<b>5246 SEDALIA DR, COLUMBUS OH 43232-6369</b>		
Owner Name:	<b>DIEHL DAVID L JR</b>		
Seller Name:	<b>LAFFERTY EDWARD M &amp; PAMELA R</b>		
APN:	<b>180-003199</b>	Map Reference:	<b>86606925 / 6531-B3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>BLACKLICK ESTATES 03</b>	Zoning:	
Rec Date:	<b>12/01/2008</b>	Prior Rec Date:	<b>07/05/2001</b>
Sale Date:	<b>11/26/2008</b>	Prior Sale Date:	<b>06/29/2001</b>
Sale Price:	<b>\$72,500</b>	Prior Sale Price:	<b>\$85,000</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>172636</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$72,108</b>	Lot Area:	<b>7,405</b>
Total Value:	<b>\$89,700</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1969 / 2003</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>CARPORT</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.27 (miles)</b>
Address:	<b>3111 HATFIELD CT, COLUMBUS OH 43232-5846</b>		
Owner Name:	<b>COVEL CORINNE</b>		
Seller Name:	<b>SORVILLO JOHN J &amp; JENNIFER L</b>		
APN:	<b>180-004266</b>	Map Reference:	<b>86606950 / 6531-B2</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>QUALSTAN EAST</b>	Zoning:	
Rec Date:	<b>09/09/2008</b>	Prior Rec Date:	<b>03/04/1991</b>
Sale Date:	<b>08/22/2008</b>	Prior Sale Date:	<b>03/04/1991</b>
Sale Price:	<b>\$95,500</b>	Prior Sale Price:	<b>\$64,500</b>
Sale Type:		Prior Sale Type:	<b>FULL</b>
Document #:	<b>136890</b>	Acres:	<b>0.18</b>
1st Mtg Amt:		Lot Area:	<b>7,841</b>
Total Value:	<b>\$95,500</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>864 /</b>
		Living Area:	<b>1,010</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1966 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>GARAGE</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.27 (miles)</b>
Address:	<b>3427 NEGLEY RD, COLUMBUS OH 43232-5902</b>		
Owner Name:	<b>RUSSELL NANCY L</b>		
Seller Name:	<b>FRAZEE LINDA</b>		
APN:	<b>180-003739</b>	Map Reference:	<b>86606925 / 6531-B2</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>BLACKLICK ESTATES 06</b>	Zoning:	
Rec Date:	<b>09/10/2008</b>	Prior Rec Date:	<b>06/01/1994</b>
Sale Date:	<b>08/26/2008</b>	Prior Sale Date:	
Sale Price:	<b>\$79,900</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>137016</b>	Acres:	<b>0.19</b>
1st Mtg Amt:	<b>\$79,755</b>	Lot Area:	<b>8,276</b>
Total Value:	<b>\$89,700</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>576 /</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1966 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>GARAGE</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.27 (miles)</b>
Address:	<b>3510 RODELL RD, COLUMBUS OH 43232-6057</b>		
Owner Name:	<b>YORDE ROBERT J</b>		
Seller Name:	<b>FIRST UNION TRUST 1998-1</b>		
APN:	<b>180-003151</b>	Map Reference:	<b>86606925 / 6531-A3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES 03</b>	Zoning:	
Rec Date:	<b>07/10/2008</b>	Prior Rec Date:	<b>05/1986</b>
Sale Date:	<b>06/20/2008</b>	Prior Sale Date:	<b>05/01/1986</b>
Sale Price:	<b>\$47,000</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>106343</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>6,970</b>
Total Value:	<b>\$83,500</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>975</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1964 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>7</b>	Distance From Subject:	<b>0.27 (miles)</b>
Address:	<b>3503 RODELL RD, COLUMBUS OH 43232-6011</b>		
Owner Name:	<b>HARTMAN COURTNEY J</b>		
Seller Name:	<b>DIPADOVA PAUL J &amp; KELLY A</b>		
APN:	<b>180-003205</b>	Map Reference:	<b>86606925 / 6531-A3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES</b>	Zoning:	
Rec Date:	<b>10/30/2008</b>	Prior Rec Date:	<b>02/28/2006</b>
Sale Date:	<b>10/21/2008</b>	Prior Sale Date:	<b>02/20/2006</b>
Sale Price:	<b>\$71,000</b>	Prior Sale Price:	<b>\$62,900</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>160332</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>6,970</b>
Total Value:	<b>\$73,500</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>884</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1964 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>8</b>	Distance From Subject:	<b>0.28 (miles)</b>
Address:	<b>3507 WYNCOTE RD, COLUMBUS OH 43232-6040</b>		
Owner Name:	<b>RB &amp; E GROUP LLC</b>		
Seller Name:	<b>HUD-HOUSING OF URBAN DEV</b>		
APN:	<b>180-003274</b>	Map Reference:	<b>86606925 / 6531-A3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES</b>	Zoning:	
Rec Date:	<b>09/10/2008</b>	Prior Rec Date:	<b>10/01/2004</b>
Sale Date:	<b>09/05/2008</b>	Prior Sale Date:	<b>08/31/2004</b>
Sale Price:	<b>\$47,000</b>	Prior Sale Price:	<b>\$74,900</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>137413</b>	Acres:	<b>0.16</b>
1st Mtg Amt:		Lot Area:	<b>6,970</b>
Total Value:	<b>\$71,500</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>912</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1964 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>9</b>	Distance From Subject:	<b>0.31 (miles)</b>
Address:	<b>3408 ARNSBY RD, COLUMBUS OH 43232-5912</b>		
Owner Name:	<b>SAMAROO RAJKUMAR</b>		
Seller Name:	<b>LALLA BALDEO &amp; MARGUERITE</b>		
APN:	<b>180-001285</b>	Map Reference:	<b>86606950 / 6531-B2</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>BLACKLICK ESTATES 10</b>	Zoning:	
Rec Date:	<b>01/13/2009</b>	Prior Rec Date:	<b>03/01/2001</b>
Sale Date:	<b>12/23/2008</b>	Prior Sale Date:	<b>02/16/2001</b>
Sale Price:	<b>\$25,000</b>	Prior Sale Price:	<b>\$87,500</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>4901</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$48,000</b>	Lot Area:	<b>6,534</b>
Total Value:	<b>\$84,100</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1962 /</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>10</b>	Distance From Subject:	<b>0.31 (miles)</b>
Address:	<b>3501 WYMORE PL, COLUMBUS OH 43232-6039</b>		
Owner Name:	<b>DURANT CHERRIE</b>		
Seller Name:	<b>HUD-HOUSING OF URBAN DEV</b>		
APN:	<b>180-003345</b>	Map Reference:	<b>86356925 / 6531-A3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES 03</b>	Zoning:	
Rec Date:	<b>08/11/2008</b>	Prior Rec Date:	<b>05/03/2004</b>
Sale Date:	<b>08/01/2008</b>	Prior Sale Date:	<b>04/30/2004</b>
Sale Price:	<b>\$40,000</b>	Prior Sale Price:	<b>\$82,500</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>122327</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$36,000</b>	Lot Area:	<b>7,841</b>
Total Value:	<b>\$40,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1964 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>0.31 (miles)</b>
Address:	<b>3535 CLEARWATER DR, COLUMBUS OH 43232-6301</b>		
Owner Name:	<b>HARTLEY SHARON F</b>		
Seller Name:	<b>RAYMOND GERTRUDE P</b>		
APN:	<b>180-003173</b>	Map Reference:	<b>86606925 / 6531-B3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES 03</b>	Zoning:	
Rec Date:	<b>07/10/2008</b>	Prior Rec Date:	
Sale Date:	<b>07/02/2008</b>	Prior Sale Date:	
Sale Price:	<b>\$72,000</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>106071</b>	Acres:	<b>0.19</b>
1st Mtg Amt:	<b>\$70,887</b>	Lot Area:	<b>8,276</b>
Total Value:	<b>\$72,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>576 /</b>
		Living Area:	<b>912</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1965 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>GARAGE</b>

Comp #:	<b>12</b>	Distance From Subject:	<b>0.35 (miles)</b>
Address:	<b>3510 NEGLEY RD, COLUMBUS OH 43232-5906</b>		
Owner Name:	<b>JACKSON ANTHONY R</b>		
Seller Name:	<b>HUD-HOUSING OF URBAN DEV</b>		
APN:	<b>180-003727</b>	Map Reference:	<b>86606925 / 6531-B3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.10</b>
Subdivision:	<b>BLACKLICK ESTATES</b>	Zoning:	
Rec Date:	<b>09/02/2008</b>	Prior Rec Date:	<b>09/20/1999</b>
Sale Date:	<b>08/29/2008</b>	Prior Sale Date:	
Sale Price:	<b>\$30,000</b>	Prior Sale Price:	<b>\$67,900</b>
Sale Type:		Prior Sale Type:	<b>FULL</b>
Document #:	<b>132790</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$28,000</b>	Lot Area:	<b>7,405</b>
Total Value:	<b>\$78,200</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1968 /</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>13</b>	Distance From Subject:	<b>0.42 (miles)</b>
Address:	<b>4950 ATTICA DR, COLUMBUS OH 43232-6001</b>		
Owner Name:	<b>SWEAZY NATHAN C &amp; STEFANIE E</b>		
Seller Name:	<b>DIXON ROBERT L &amp; THERESA</b>		
APN:	<b>180-003511</b>	Map Reference:	<b>86356925 / 6531-A3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES</b>	Zoning:	
Rec Date:	<b>10/20/2008</b>	Prior Rec Date:	<b>07/13/2006</b>
Sale Date:	<b>10/15/2008</b>	Prior Sale Date:	<b>07/11/2006</b>
Sale Price:	<b>\$82,500</b>	Prior Sale Price:	<b>\$70,500</b>
Sale Type:		Prior Sale Type:	
Document #:	<b>154708</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$81,648</b>	Lot Area:	<b>7,405</b>
Total Value:	<b>\$91,600</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1968 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>14</b>	Distance From Subject:	<b>0.42 (miles)</b>
Address:	<b>3617 CLEARWATER DR, COLUMBUS OH 43232-6303</b>		
Owner Name:	<b>VOSS PENNY</b>		
Seller Name:	<b>TIPTON ANN I</b>		
APN:	<b>180-002696</b>	Map Reference:	<b>86606925 / 6531-B3</b>
County:	<b>FRANKLIN, OH</b>	Census Tract:	<b>94.20</b>
Subdivision:	<b>BLACKLICK ESTATES 02</b>	Zoning:	
Rec Date:	<b>07/10/2008</b>	Prior Rec Date:	
Sale Date:	<b>06/26/2008</b>	Prior Sale Date:	<b>08/23/1979</b>
Sale Price:	<b>\$60,000</b>	Prior Sale Price:	
Sale Type:		Prior Sale Type:	
Document #:	<b>106187</b>	Acres:	<b>0.17</b>
1st Mtg Amt:		Lot Area:	<b>7,405</b>
Total Value:	<b>\$77,700</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>
		Living Area:	<b>936</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1963 /</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	<b>CARPORT</b>