



# Comparative Market Analysis

Tuesday, November 01, 2011

160 Princeton Way, Covington, GA 30016-2955  
Newton County, GA parcel# 0026000000123000

## Comparative Market Analysis

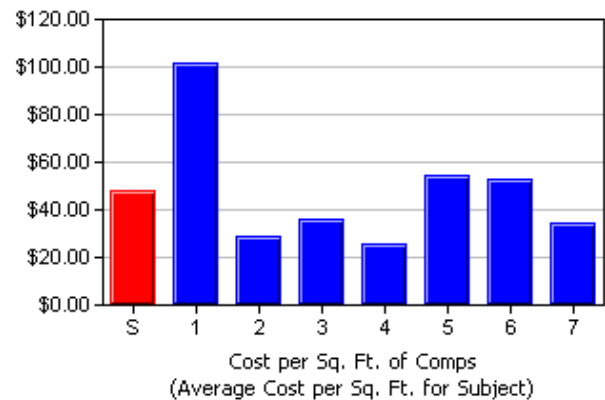
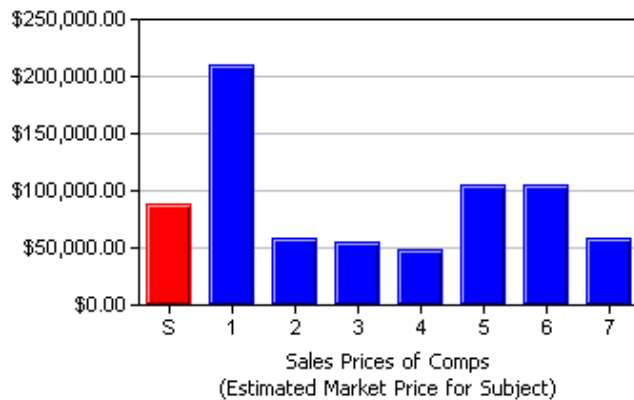
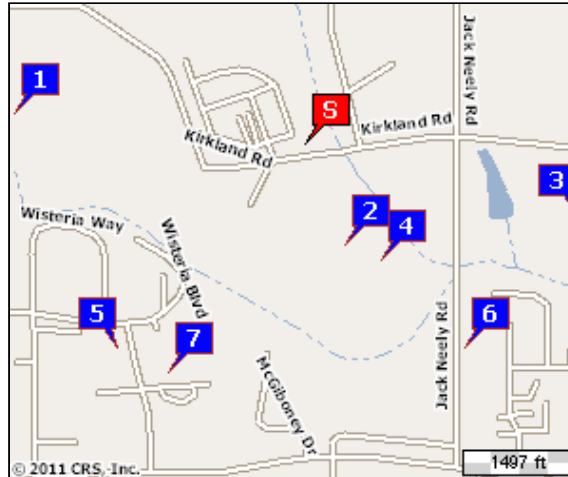
### Comparable Sales for:

160 Princeton Way  
Newton County, GA - Parcel#  
0026000000123000

**Average Cost per Square Foot** **\$47.81 /sq ft**  
(7 Comparables)

### Estimated Market Price Base On



Average Cost per Sq. Foot \$88,831  
House Price Index \$70,640  
Average Sales Price/Tax \$71,154  
Appraisal Ratio



🏠 For Sale 
 🏠 Sold 
 🏠 Pending 
 🏠 Contingent

### Subject and Comparable Properties

Property	Address	Subdivision	Distance	RM/BR/BA	Stories	Condition	Square ft.	Acres	Size Garage	Basement	Basement Sq. ft.	Year Built	Last Sale Date	Last Sale Price	Price/Sq. ft.
S	160 Princeton Way		0	//2	1		1858	1.00	460	No		1993	06/03/2008	\$88,000	\$47.36
1	115 Champions Ln	Saddlebrook	0.73 mi	//2	1		2060	0.31	400	No		2005	08/02/2011	\$209,373	\$101.64
2	130 Capeton Ct	Parkscapes	0.27 mi	//2	2		2037	0.31	420	No		2003	07/29/2011	\$58,000	\$28.47
3	35 S Greenfield Cir		0.70 mi	//2	1		1527	0.19	420	No		1999	07/26/2011	\$55,000	\$36.02
4	135 Caney Creek Pkwy	Parkscapes	0.35 mi	//2	2		1892	0.28	400	No		2003	07/20/2011	\$49,000	\$25.90
5	305 Wisteria Way		0.69 mi	//2	2		1920	0.47	480	No		1999	07/05/2011	\$104,993	\$54.68

6 	205 Doubles Dr	Double Gate	0.64 mi	//2	1		1983	0.43	484	No		1999	06/17/2011	\$105,500	\$53.20
7 	125 Willow Tree Ter	Springmill Farm	0.66 mi	//2	1		1670	0.35	550	No		1996	06/01/2011	\$58,000	\$34.73

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