

Search Criteria: Status (OR) SLD|Status Date 1/1/2007-12/31/2008|Listing Agent ID Starts with "2352"|Status <> H and <> XF

COMPARATIVE MARKET ANALYSIS

Friday, January 16, 2009 12:37:10 AM

SEMONIN CLIENT CARE

MLS# 1161971
Status Sold
Cat RES
Prop Type SFR
Address 1915 HARVARD DR
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv NONE
List Amt \$129,900
Sale Amt \$120,000
Sold Date 06/01/2007
Sqft Source List Agent
Acres 0
Price/Sqft \$159.78
Terms Cash
DOM 48
AG Finished 813
BG Finished 0
BG 120
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached, EntryRear
Basement Bsmt Unfin
Stories 1 Story
Style Shotgun
Constrc Vinyl
Beds 1
Baths 1
Age 97
Lot Size 28X150
Sch District JEFFERSON

MLS# 1163530
Status Sold
Cat RES
Prop Type SFR
Address 913 CLARKS LN
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv GEORGE ROGERS CLARK
List Amt \$154,900
Sale Amt \$140,000
Sold Date 06/20/2007
Sqft Source List Agent
Acres 0.175
Price/Sqft \$85.96
Terms Conventional
DOM 54
AG Finished 1,802
BG Finished 0
BG 187
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking Detached, Driveway, 2 1/2CarGar, EntryRear
Basement Bsmt Unfin
Stories 1 Story
Style Ranch
Constrc Frame/Wood, Stone
Beds 2
Baths 1
Age 54
Lot Size 0

MLS# 1176878
Status Sold
Cat RES
Prop Type SFR
Address 2436 HAWTHORNE AVE
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv WELLINGTON
List Amt \$143,350
Sale Amt \$143,350
Sold Date 10/29/2007
Sqft Source List Agent
Acres 0
Price/Sqft \$84.32
Terms Conventional
DOM 0
AG Finished 1,700
BG Finished 500
BG 500
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached
Basement BsmtPartFin
Stories 1.5Story
Style Cape Cod
Constrc BrickVeneer, Aluminum
Beds 4
Baths 2
Age 78
Lot Size 60X200
Sch District JEFFERSON

Remarks Rare Find! Home under \$150k near Douglass Loop. Perfect for the first time home buyer. Built in 1910, this 1BR home offers transoms over the front & rear door, near maintenance-free exterior, covered rear patio & covered front porch, lots of natural light, pine flooring, nice 2 car garage & 10'+ ceiling height. Pre-listing home inspection is available upon request. Home is walking distance to Bellarmine University & many local restaurants in the Douglass Loop area. All offers to be accompanied by letter of pre-approval or pre-qualification from a financial institution. Sellers to provide a 12 month Home Trust warranty at closing. Stove & refrigerator remain along with all window treatments. Owner/agent

Remarks All appliances remain. Seller to provide 12 month Home Trust Warranty to buyer at closing. Stone ranch w/large rooms, natural light & an updated roof & driveway. NOTE: Address is 913-1/2 Clarks Ln.

Remarks Sold in "as is" condition. Accepted offer to be approved by court with a 30 day period after submitting to court.

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MLS# 1223719
Status Sold
Cat RES
Prop Type SFR
Address 3020 WELLBROOKE RD
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantrn
Subdiv WELLINGTON
List Amt \$179,000
Sale Amt \$170,000
Sold Date 12/29/2008
Sqft Source Appraiser
Acres 0
Price/Sqft \$91.56
Terms Conventional
DOM 14
AG Finished 1,955
BG Finished 225
BG 0
Unfinished
Energy Win/Wall, FrcAirHeat, GasHt
Parking 1CarGar, Attached, Driveway, EntryFront
Basement BsmtPartFin
Stories 2 Story
Style Traditional
Constrc BrickVeneer, Frame/Wood
Beds 3
Baths 2
Age 57
Lot Size <1/4 AC
Sch District JEFFERSON
Remarks Wonderful location with a great "upside" in value. 1 Year Home Trust Warranty



MLS# 1173042
Status Sold
Cat RES
Prop Type SFR
Address 1619 TARTAN WAY
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantrn
Subdiv DUNDEE ESTATES
List Amt \$219,900
Sale Amt \$214,000
Sold Date 11/09/2007
Sqft Source Other
Acres 0
Price/Sqft \$112.89
Terms Conventional
DOM 64
AG Finished 1,948
BG Finished 500
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking Detached, Driveway, 2 1/2CarGar, EntryFront
Basement BsmtPartFin
Stories 1 Story
Style Ranch
Constrc Brick, BrickVeneer, Frame/Wood
Beds 3
Baths 2
Age 48
Lot Size 80X150
Sch District JEFFERSON
Remarks Dundee Estates! Ranch!! First time ever on the market! Large lot 80x150. Home needs your TLC. 2 car detached garage. Family room on the 1st floor & another family room in the basement w/fireplace. 1st floor laundry.



MLS# 1222831
Status Sold
Cat RES
Prop Type SFR
Address 2209 DOUGLASS BLVD
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantrn
Subdiv NONE
List Amt \$269,000
Sale Amt \$265,000
Sold Date 12/18/2008
Sqft Source Appraiser
Acres 0
Price/Sqft \$147.48
Terms FHA
DOM 32
AG Finished 1,824
BG Finished 0
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached, Driveway, EntryRear
Basement Bsmt Unfin
Stories 1 Story
Style Ranch
Constrc BrickVeneer
Beds 3
Baths 3
Age 54
Lot Size 50X250
Sch District JEFFERSON
Remarks Park-like setting surrounded by many upper-priced-range homes! Open floor plan ranch w/large garage to accommodate a nice workshop. There are updated high-efficiency windows & large spacious rooms. The kitchen has updates & will accommodate a medium to large sized gathering. The basement has a 1/2 bath & plenty of room for storage. The 3rd BR on the 1st floor is used as an office & features a cork floor. The gutters have been updated & feature gutter guards. The floors are carpeted in most rooms & there is not hardwood underneath the carpet. The home is priced under a recent appraisal.

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MLS# 1206324
Status Sold
Cat RES
Prop Type SFR
Address 1406 HIGHLAND AVE
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv HIGHLANDS
List Amt \$274,900
Sale Amt \$265,000
Sold Date 10/30/2008
Sqft Source Appraiser
Acres 0
Price/Sqft \$96.02
Terms Conventional
DOM 117
AG Finished 2,863
BG Finished 0
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking NO GARAGE, Street Parking
Basement Cellar
Stories 2.5 Story
Style Traditional
Constrc Frame/Wood
Beds 5
Baths 3
Age 108
Lot Size <1/4 ACRE
Sch District
Remarks Walk to restaurants, coffee shops, bike shops, antique stores, movie theaters, a DVD rental store, a comedy club, a grocery, a library & much more when you live in this location! Don't pay the high price to operate a car when everything is at your "toe tips!" Curb appeal is sometimes hard to buy but not here! Welcome to approx 2800 square feet of living space for an affordable price. Move right in because possession is IMMEDIATE! How about 3 FULL updated baths? Looking for a kitchen that has room to seat 8 or more? How about 5 BEDROOMS? How about 9'+ ceiling height? How about heating & cooling efficiency? There are 2 HVAC systems! Like to utilize the front porch? A ncie front porch awaits your arrival! come see why so many folks love to live in the Bardstown Rd/Baxter Ave neighborhood & see how much home you can buy at such a fair price! This is a bicycle/walking/jogging "friendly" area.

MLS# 1181365
Status Sold
Cat RES
Prop Type SFR
Address 2127 DAHLIA AVE
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv NONE
List Amt \$289,900
Sale Amt \$280,000
Sold Date 11/13/2007
Sqft Source Appraiser
Acres 0
Price/Sqft \$155.61
Terms Conventional
DOM 41
AG Finished 1,863
BG Finished 600
BG 0
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 2CarGar, Detached, Driveway, EntryRear
Basement BsmtPartFin
Stories 1.5Story
Style Cape Cod
Constrc Brick, BrickVeneer, Aluminum, Vinyl
Beds 3
Baths 2
Age 56
Lot Size 50X161
Sch District
Remarks Newly renovated home w/many updates! The Oak flooring has been refinished throughout 1st & 2nd floor and added for a great look in the kitchen. Updated kitchen provides plenty of room to entertain w/a very open feel. The 2nd floor bath has been refurbished & features a newly added skylight. The professionally finished basement offers the perfect "man, woman or child cave!" There's a large rear yard w/a detached 2 car garage. One Year Home Trust Warranty. Owner/Agent

MLS# 1193640
Status Sold
Cat RES
Prop Type SFR
Address 1825 SPRING DR
City LOUISVILLE
Area Butchrtwn/Hlnds/Germantn
Subdiv HIGHLANDS
List Amt \$429,000
Sale Amt \$399,000
Sold Date 03/11/2008
Sqft Source Other
Acres 0
Price/Sqft \$186.52
Terms Conventional
DOM 17
AG Finished 2,300
BG Finished 0
BG 981
Unfinished
Energy CentralAir, FrcAirHeat, GasHt
Parking 1CarGar, Attached, Driveway, EntryFront
Basement Bsmt Unfin
Stories 2 Story
Style Other
Constrc Stucco, Aluminum
Beds 4
Baths 4
Age 83
Lot Size 60X140
Sch District JEFFERSON
Remarks Welcome to 1825 Spring Dr! Walk or bicycle to Cherokee Park! Be on top of the Bardstown Rd corridor activities & enjoy the beauty of Spring Dr year round. This home offers a lot of amenities like 1st floor family room or if you prefer, a 1st floor master suite. Step in the front door to a quarry tile foyer w/a bank of 3 windows (3 stained glass windows that are not attached do not remain). There are plenty of bedrooms & baths & a kitchen that will satisfy most chefs. There are 2 HVAC systems. The rear patio is private & spacious enough for the backyard barbecue & much more. The kitchen features granite counter tops & a marble tile floor. The kitchen is open to the dining room & is a few steps to the spacious family room w/fireplace. From the hardwood to the marble to the park to the convenience - come see what living on Spring Drive is all about. 1 Year Home Trust Warranty offered.

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MLS#	1177872	1143157	1204239
Status	Sold	Sold	Sold
Cat	RES	RES	RES
Prop Type	SFR	CND	SFR
Address	1749 CHEROKEE TER	4875 SHERBURN LN #1A	500 WENDOVER AVE
City	LOUISVILLE	LOUISVILLE	LOUISVILLE
Area	Butchrtwn/Hlnds/Germantrn	Clifton/CresntHls/StMatt	Clifton/CresntHls/StMatt
Subdiv	CHEROKEE VILLAGE	GASLIGHT SQUARE	NONE
List Amt	\$409,000	\$102,900	\$209,900
Sale Amt	\$399,000	\$101,000	\$199,500
Sold Date	10/24/2007	02/14/2007	07/31/2008
Sqft Source	Appraiser	Other	Appraiser
Acres	0	0	0
Price/Sqft	\$206.98	\$95.10	\$129.89
Terms	Conventional	Other	Conventional
DOM	65	131	23
AG Finished	1,976	1,082	1,616
BG Finished	0	0	0
BG	0	0	795
Unfinished			
Energy	CentralAir, GasHt, SteamHt	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt
Parking	1Carport, Attached, Driveway, Off St Prk	1Carport	2CarGar, Detached, EntrySide
Basement	None	None	Bsmt Unfin
Stories	2 Story	3 Story	1.5Story
Style	Other	Ranch	Traditional
Constrc	Frame/Wood, Stucco, Vinyl	Brick, BrickVeneer	Brick, Stone, Stucco
Beds	2	2	3
Baths	2	2	1
Age	92	32	78
Lot Size	120X60X105.9X61.79	0	55X130
Sch District	JEFFERSON		JEFFERSON
Remarks	Rare offering!!! Secluded cottage w/English garden & near Cherokee Park! Fantastic opportunity to own a "Bob Smith" house! View the pictures & see why so many thought so highly of one of Louisville "Masters" when it comes to interior & exterior design.	Seller to add new HVAC system before 10/20/06! This 1st floor corner unit offers lots of updates including light fixtures, appliances, flooring & high efficiency sliding glass front doors. The stackable washer & dryer have been recently added. All appliances remain w/unit. There is one covered parking place which is included in the sale. Immediate occupancy.	As of 6/25/08 contract may be falling apart-accepting back-up offers continuing to show. Charming & quaint! corner lot cottage all shined up & ready to move in! Most windows are high-efficiency w/screens. The furnace has been updated & is also a high-efficiency model. The roof was installed in 2005. The living room features a 14' vaulted ceiling & some other great architectural features. The dining room is 21.1x12.5 w/oak hardwood flooring & faux wood blinds. The kitchen is 17.8x9 w/a beautiful tile floor & new countertops, sink & faucet. the sunroom is 18.3x8 & features quarry tile flooring & granite window sills. the 2 car garage features an updated vinyl door & opener. Quick access for showings. 1 Year Home Trust Warranty. Owner/Agent

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MLS#	1203093	1173361	1146598
Status	Sold	Sold	Sold
Cat	RES	RES	RES
Prop Type	SFR	SFR	SFR
Address	710 FEHR RD	10506 SANDBOURNE WAY	2904 LAKE VISTA DR
City	LOUISVILLE	LOUISVILLE	LOUISVILLE
Area	Clifton/CresntHls/StMatt	Anchrg/Lyndn/Prosct/UpRvr	Anchrg/Lyndn/Prosct/UpRvr
Subdiv	NONE	CHAMBERLAIN PLACE	INDIAN SPRINGS
List Amt	\$795,000	\$169,900	\$299,900
Sale Amt	\$770,000	\$166,000	\$282,500
Sold Date	07/07/2008	08/23/2007	01/22/2007
Sqft Source	Builder	Other	Appraiser
Acres	0.59	0	0.25
Price/Sqft	\$167.47	\$128.71	\$173.35
Terms	Conventional	Conventional	Conventional
DOM	28	9	28
AG Finished	4,747	1,320	1,730
BG Finished	0	0	1,380
BG	1,276	0	0
Unfinished			
Energy	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt
Parking	3 CarGar, Attached, LowerLevel, Driveway, EntryRear	2CarGar, Attached, Driveway, EntrySide	2CarGar, Attached, EntrySide
Basement	Walkout unfin, Bsmt Unfin	None	BsmtPartFin
Stories	2.5 Story	1 Story	1 Story
Style	Traditional	Ranch	Ranch
Constrc	BrickVeneer, Stone, Stucco	Brick, BrickVeneer	Brick, BrickVeneer
Beds	6	3	4
Baths	5	2	3
Age	78	9	8
Lot Size	0	0	0
Sch District	HENRY	JEFFERSON	
Remarks	<p>The new price is well below the 2007 appraisal for this 1930's classic! The Tim Winters designed & Ben Tyler constructed 3-story addition includes a garage, large family room, exquisite breakfast room w/hardwood floors, columns, & recessed lighting. There are 3 floors of living space w/front & rear staircase. The master bedroom on the 2nd floor offers a 2nd fireplace, built-in bookshelves & French doors which lead to a private balcony. There is a finished 3rd floor w/a full bath. There are a total of 6 bedrooms & 4.5 baths (baths have been updated)! The enclosed side porch has updated windows, has been freshly painted & is filled w/light (not heated). The pool is 16x34 & is heated & has an updated liner. The kitchen is a Chef's dream & is very bright & cheery! This 2 yr recent remodel features granite counters, greenhouse window, Sub-Zero refrigerator, Wolf stove, wine chiller, beautiful cabinetry & an island that can serve many. The laundry is on the 2nd floor. The roof (Certain Teed's Centennial Slate) is 2 yrs old & there are 4 HVAC zoned systems. Walk to Cherokee Park! The co-agent is related to Sellers.</p> <p>Chamberlain Place special corner lot offering! Vaulted great room (15x18 approx), approximately 13x13 kitchen, corner lot w/cozy rear yard with privacy fence, stove & refrigerator remain & a 2 car garage. Compare the prices around Chamberlain Place (\$\$185k-\$215k) & you'll not want to lose this one! Seller is transferring & EZ to show! There is also above garage storage, \$200 Annual HOA fees & Rumpke picks up the garbage on Wed for \$15/month.</p> <p>Exceptionally decorated open, airy brick Ranch located in the golf course community of Indian Springs near Tom Sawyer Park. view the fairways of the 14th tee (golf ball free!) from the rear deck area. The interior design reflects today's trends in custom decor. The painting inside & out is very fresh. There is wonderful inlaid Oak hardwood flooring in the DINING ROOM (which also features a 13' ceiling height) & hallways & FOYER. The GREAT ROOM features custom shelving, crown molding, fireplace & a vaulted ceiling. The KITCHEN features white cabinetry, stainless steel double sink, & appliances that remain with the house. There's a cozy area adjacent to the kitchen with a bay window accommodating a table & your chairs. The FIRST FLOOR MASTER BEDROOM SUITE offers privacy from the other 3 bedrooms & features a tray ceiling, French doors to the rear deck, decorative carpeting & fresh paint. The MASTER BATH features a Garden tub, ceramic tile, double sink vanity, separate shower & a wonderful walk-in closet. There is a separate "well-lit" laundry room conveniently located on</p>		

the 1st floor. The lower level is my favorite! This tastefully finished area features a family room area equipped w/surround sound speakers which remain (2), a spacious area ready for your pool table, a large bedroom w/extra closet storage & recessed lighting, a full bath w/ceramic tile & wainscoting, a bar area w/maple cabinetry, directional lighting, refrigerator & bar stools. New "dimensional" roof as of May, 2006. Top-to-bottom this home deserves a Grade "A"...come see for yourself!

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MLS#	1155795	1195883
Status	Sold	Sold
Cat	RES	RES
Prop Type	SFR	SFR
Address	10723 WORTHINGTON LN	1001 PARK SHORE RD
City	PROSPECT	LA GRANGE
Area	OldhamCo N-171	OldhamCo N-171
Subdiv	GLEN OAKS	L'ESPRIT
List Amt	\$415,000	\$465,000
Sale Amt	\$401,000	\$437,500
Sold Date	06/27/2007	03/28/2008
Sqft Source	List Agent	Appraiser
Acres	0.285	4.943
Price/Sqft	\$156.02	\$176.60
Terms	Conventional	Conventional
DOM	124	35
AG Finished	2,660	2,633
BG Finished	1,385	1,733
BG	0	0
Unfinished		
Energy	CentralAir, FrcAirHeat, GasHt	CentralAir, FrcAirHeat, GasHt
Parking	3 CarGar, Attached, Driveway, EntrySide	Attached, Driveway, 2 1/2CarGar, EntrySide
Basement	BsmtPartFin, Walkout Part Fin	BsmtPartFin, Walkout Part Fin
Stories	1.5Story	2 Story
Style	Traditional	Traditional
Constrc	BrickVeneer	BrickVeneer
Beds	5	6
Baths	5	4
Age	4	11
Lot Size	0	4.943 AC
Sch District		OLDHAM
Remarks	<p>Winners Circle Home! Fabulous Layout! This 5BR, 5 Bath home (4 years NEW!) has the ideal layout for the buyer looking for tradition, style & convenience. The living rm opens to the dining rm which offers lots of natural light & wonderful hardwood flooring. 2 bedrooms & a Jack & Jill bath are in one wing of the home (opposite end from Master Suite!). The lg 1st flr Master Suite features a tray ceiling w/recessed lighting. A whirlpool tub, separate walk-in shower, a double sink vanity, & a walk-in closet (much more storage than expected!) complete this area. The Gourmet Kitchen has custom cabinets, Oak hardwood flooring, beautiful granite countertops & a breakfast bar. Additional features are a stainless steel fridge & a double bowl stainless steel sink w/a disposal. A GE Profile dishwasher, smooth-top stove & microwave complete the package. All this & there's still plenty of room for your table & chairs. The bedroom & bath on the 2nd floor would be great for guests or an in-law. The finished walkout basement could also be used for an in-law or additional living space. A fireplace w/gas logs</p>	<p>Wide Open Spaces! Come find out why everyone loves to live & play in "L-ESPRIT!" Surrounded by four-board blackboard fencing get ready to fall in love w/this corner lot "jewel!" Owners are regretfully relocating out of the city & are ready to turn the "reins" over to this wonderful home w/almost 5 acres. The home offers livability galore! From the finished walkout basement w/the family room/game room, 2 bedrooms & a bath to the in-ground heated pool w/updated liner (2004) to the oversized Koi pond w/water feature to the 1st floor master suite w/his & hers walk-in closets. There is a Morton metal barn w/garage door for additional outside storage. There is plenty of additional storage in the unfinished part of the basement. L'Esprit offers 25 miles of bridle paths, home & lot restrictions & many other equine amenities.</p>

warms the lg family rm that is complete w/a wet bar. A bedroom, office, full bath & storage rooms just add to the livability. A 1st floor laundry w/utility sink is very convenient. The 3 car garage is attached & offers additional storage space. 1 Year Home Trust Warranty offered.

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Status	Total	Avg Price	Avg \$ per Sqft	Median	Low	High	Avg DOM
ACT	0	\$0	\$0.00	\$0	\$0	\$0	N/A
PND	0	\$0	\$0.00	\$0	\$0	\$0	0
SLD	17	\$279,579	\$132.64	\$265,000	\$101,000	\$770,000	38
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
WTH	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	17	\$279,579	\$132.64	\$265,000	\$101,000	\$770,000	38