

NEIGHBORHOOD SALES REPORT

Comparables include Property Type **RS**, Subdivision (starts with...) **snyder plantation**, Sale Date between 02/23/2007 and 04/23/2008, Wide Area 841 through 849 no Map Areas defined.

COMPARABLES

Address	Map	Sale Date	Price	Type (Deed)	Conc	Mtg%	Mtg	Src	Effec	SqFt	\$/SF	Sty	Rm	BR	Bth	Prk	Const	CD	Yrblt	Acre	CA	P	H	F	
5708 Keithwood Cv		842B 2008/03/26	\$299,700	N (WD)	-	90	CV	Apr 2004/11	3099	97	2.0	10	4	3.1	G3A			G	2004	0.40	Y	F	2		
5759 Haley Hollow Cv		842B 2008/03/06	\$264,000	N (WD)	1350	72	CV	MLS 2008/03	3032	87	2.0	7	4	3.1	G2A	Br/Ot			2004	0.38	Y	N	F	1	
5959 Ticer Dr		842B 2008/01/10	\$238,597	F (TT)	-	-	CU	Tax 2006/12	3200	75	1.0	8	4	3.1	G2A	Br			1999	0.46	Y	G	1		
12273 Calvin Creek Dr		842B 2007/12/20	\$309,000	N (WD)	0	80	CV	MLS 2007/12	3366	92	1.5	8	4	3.1	G3A	Br/Ot			2001	0.46	Y	Y	G	2	
5762 Haley Hollow Cv		842B 2007/12/13	\$265,000	N (WD)	7950	100	CV	Apr 2007/12	2826	94	1.1	7	4	3.0	G2A	Br	A		2003	0.38	Y	N	F	1	
5578 Southern Winds Dr		842B 2007/11/27	\$251,000	N (WD)	7500	100	CV	Apr 2007/11	3192	79	1.7	9	4	3.1	G3A	Br/Wd	G		2004	0.34	Y	N	G	1	
12337 Dargie Dr		842B 2007/11/16	\$269,500	N (WD)	0	56	CV	Apr 2004/04	2869	94	1.5	7	4	2.1	G2A	Br	G		2004	0.38	Y	F	1		
5777 Haley Hollow Cv		842B 2007/10/24	\$220,000	B (WD)	0	95	CV	MLS 2007/10	2870	77	2.0	9	4	3.0	G3A	Br/Wd			2005	0.42	Y	N	G	1	
12238 Dargie Dr		842B 2007/09/24	\$300,000	N (WD)	0	80	CV	Apr 2004/02	3003	100	1.5	8	3	2.1	G3A	Br/Wd	*		0.52	Y	G	1			
5866 Griffin Rd		842B 2007/09/14	\$325,000	B (WD)	0	100	CV	Apr 2007/09	3456	94	2.0	8	4	2.1	G3A	Br/Wd	A		1998	0.82	Y	N	F	1	
5866 Griffin Rd		842B 2007/08/14	\$325,000	R (WD)	-	-	CU	Apr 2007/06	3456	94	2.0	8	4	2.1	G3A	Br	G		1998	0.82	Y	Y	F	1	
12298 Dargie Dr		842B 2007/07/27	\$279,000	N (WD)	6500	80	CV	Apr 2006/01	3078	91	2.0	9	4	3.1	G3A	Br	G		2003	0.38	Y	N	G	1	
12329 Richmark Way		842B 2007/07/02	\$254,900	N (WD)	7647	80	CV	Apr 2007/06	2996	85	1.5	9	4	3.0	G2A	Br/Wd	A		2004	0.35	Y	N	G	1	
5890 Arlington Oak Ln		842B 2007/06/26	\$325,000	N (WD)	-	62	CV	Apr 1998/04	3126	104	1.3	9	4	3.1	G2A	Br/Wd	G		1998	0.46	Y	N	1		
12242 Kathleen Cv		842B 2007/05/31	\$280,000	N (WD)	5100	100	CV	Apr 2007/05	2841	99	1.2	8	4	2.0	G2A	Br/Wd	G		1998	0.49	Y	Y	F	1	
5582 Deer Park Cv		842B 2007/05/29	\$307,286	N (WD)	-	90	CV	Apr 2006/05	3222	95	1.5	9	4	2.1	G2A	Br/Ot	*		0.53	Y	N	F	1		
5777 Haley Hollow Cv		842B 2007/05/11	\$218,355	F (TT)	-	-	CU	MLS 2005/09	2870	76	2.0	9	5	3.0	G3A	Br			2005	0.42	Y	N	G	1	
12251 Snyderwood Dr		842B 2007/04/24	\$242,000	N (WD)	2500	96	CV	Apr 1997/11	2319	104	1.1	7	3	2.1	G2A	Br	*		0.46	Y	N	G	1		
12329 Richmark Way		842B 2007/03/23	\$237,000	N (WD)	-	80	CV	Apr 2007/03	2975	80	1.5	9	4	3.0	G3A	Br/Ot	A		2004	0.35	Y	N	F	1	
12210 Dargie Dr		842B 2007/03/21	\$261,000	N (WD)	0	80	CV	MLS 2007/03	2800	93	1.5	10	5	3.0	G2	Br			2006	0.36	Y	N	G	1	
12233 Richmark Way		842B 2007/02/28	\$370,000	N (WD)	-	80	CV	Apr 2007/02	3980	93	1.5	10	5	3.0	G3A	Br/Wd	A		2004	0.48	Y	Y	G	1	

Min Sale Price: \$218,355
 Max Sale Price: \$370,000
 Median Sale Price: \$269,500

Min Sqft: 2319
 Max Sqft: 3980
 Avg Sqft: 3075

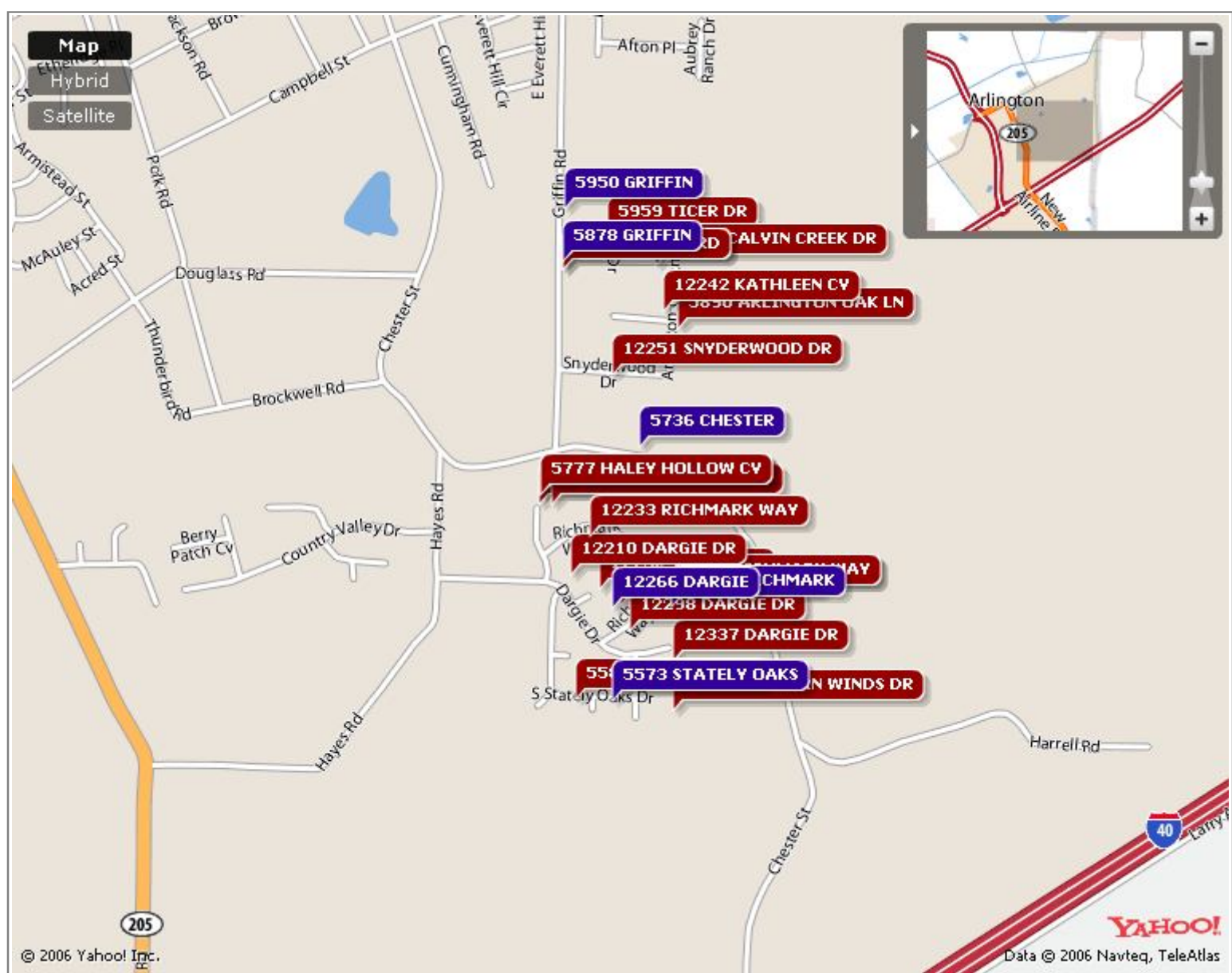
21 Comparables
 Avg Sale Price: \$278,158
 Avg PPSF: \$90

* Denotes a property that is an active or pending listing in MLS.

SIMILAR ACTIVE LISTINGS

Address	Status	Map	Subdivision	List Price	Src	SqFt	\$/SF	BR	Bth	Sty	Yrblt	Acres	MLS	List Date	DOM
5878 Griffin Rd	PEND	842B	Snyder Plantation Sec C	\$229,900	Apr	2716	85	4	2	1.5	1998	0.46	3133751	3/7/08	23
12338 Richmark Way	ACT	842B	Snyder Plantation Sec E	\$274,900	MLS	2851	96	5	3	2	2006	0.38	3132005	2/18/08	65
12266 Dargie Dr	ACT	842B	Snyder Plantation Sec E	\$275,000	Apr	3208	86	4	3	2	2005	0.39	3131654	2/16/08	67
5902 Arlington Oak Ln	ACT	842B	Snyder Plantation Sec C	\$285,000	Apr	3289	87	4	3	1.1	1999	0.46	3132528	2/25/08	58
5573 Stately Oaks Cv	ACT	842B	Snyder Plantation Sec F	\$299,000	Tax	3170	94	5	4	2	2002	0.48	3134706	3/15/08	39
5950 Griffin Rd	ACT	842B	Snyder Plantation Secti	\$299,000	Apr	3302	91	5	3	2	2000	0.46	3136722	4/4/08	19
5736 Chester St	ACT	842B	Snyder Plantation Sec A	\$339,900	Apr	3228	105	4	4	2	1995	1	3135050	3/18/08	36

MAP



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