

Subject Property Profile for



7 Deep Run Court



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

<i>City:</i> Hunt Valley	<i>Neighborhood:</i> Orchard Valley	<i>Year Built:</i>
<i>Fin SqFt:</i> 2160	<i>Lot Desc:</i> Backs To Trees	<i>Lot Size:</i> 1.04
<i>Style:</i> Colonial	<i>Levels:</i> 3	<i>Bedrooms:</i> 3
<i>Bathrooms:</i> 2/1	<i>Const:</i> Cedar Siding	<i>Roofing:</i> Cedar/Shake
<i>Basement:</i> Fully Finished	<i>Basement:</i> Walkout Level	<i>Heat:</i> Heat Pump
<i>Fuel:</i> Electric	<i>Cool:</i> Central A/C	<i>Parking:</i> Garage
<i>Garage Spaces:</i> 2	<i>Exter Feat:</i> Deck	<i>Water:</i> Well
<i>Sewer:</i> Septic	<i># Fireplaces:</i> 2	<i>Amenities:</i> Auto Gar Dr Opn
<i>Amenities:</i> Built-In Bookcases	<i>Amenities:</i> Mba/Sep Shwr	<i>Other Rms:</i> Den/Stdy/Lib
<i>Other Rms:</i> Family Room		

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Comparative Market Analysis Summary



Currently On The Market

<u>Address</u>	<u>Neighborhood</u>	<u>Construct</u>	<u>Style</u>	<u>Beds</u>	<u>Bath</u>	<u>Sold Price</u>	<u>List Price</u>
2 Symphony Cir	Laurelford	Cedar Siding	Modern	4	3/1		\$789,000
13213 Beaver Dam Rd	Ivy Hill	Cedar Siding	Classic	4	3/2		\$849,900
84 Warren Rd	Hillsyde	Brick	Colonial	5	4/1		\$885,000
9 Jules Brentony	Shawan	Brick	Colonial	4	3/1		\$898,900
510 West Padonia Rd	Springhill Farm	Brick	Modern	5	4/1		\$899,500

Average of 5 Properties: \$864,460

Min: \$789,000

Max: \$899,500

Median: \$885,000

Under Contract

<u>Address</u>	<u>Neighborhood</u>	<u>Construct</u>	<u>Style</u>	<u>Beds</u>	<u>Bath</u>	<u>Sold Price</u>	<u>List Price</u>
3 Indian Spring Court	Sherwood	Brick/Stone	Colonial	6	4/1		\$850,000
15 David Luther Ct	Laurelford/Ivy	Brick	Colonial	5	3/1		\$899,000

Average of 2 Properties: \$874,500

Min: \$850,000

Max: \$899,000

Median: \$874,500

Recently Sold

<u>Address</u>	<u>Neighborhood</u>	<u>Construct</u>	<u>Style</u>	<u>Beds</u>	<u>Bath</u>	<u>Sold Price</u>	<u>List Price</u>
19 Chris Eliot Ct	Ivy Hill	Vinyl Siding	Colonial	3	3/1	\$725,000	\$849,000
4 Chamaryl Ct	Ivy Hill	Brick	Colonial	4	3/1	\$775,000	\$799,000
12993 Jerome Jay Dr	Laurelford/Ivy	Brick	Colonial	5	3/1	\$830,000	\$899,000
508 Shawan Rd	Hillsyde	Cedar Siding	Classic	5	4/2	\$855,600	\$885,000
205 Warren Rd	Laurelford/Ivy	Brick	Colonial	2	2/1	\$885,000	\$899,000

Average of 5 Properties: \$814,120

Min: \$725,000

Max: \$885,000

Median: \$830,000

Off The Market

<u>Address</u>	<u>Neighborhood</u>	<u>Construct</u>	<u>Style</u>	<u>Beds</u>	<u>Bath</u>	<u>Sold Price</u>	<u>List Price</u>
10 Loveton Cir	Hillsyde	Brick	Classic	5	4/1		\$885,000
64 Boxwood Lane	Laurelford	Vinyl	Colonial	4	2/1		\$892,000
5 Cedar Knoll Rd	Springhill Farm	Brick	Cottage	4	3/1		\$899,900

Average of 3 Properties: \$892,300

Min: \$885,000

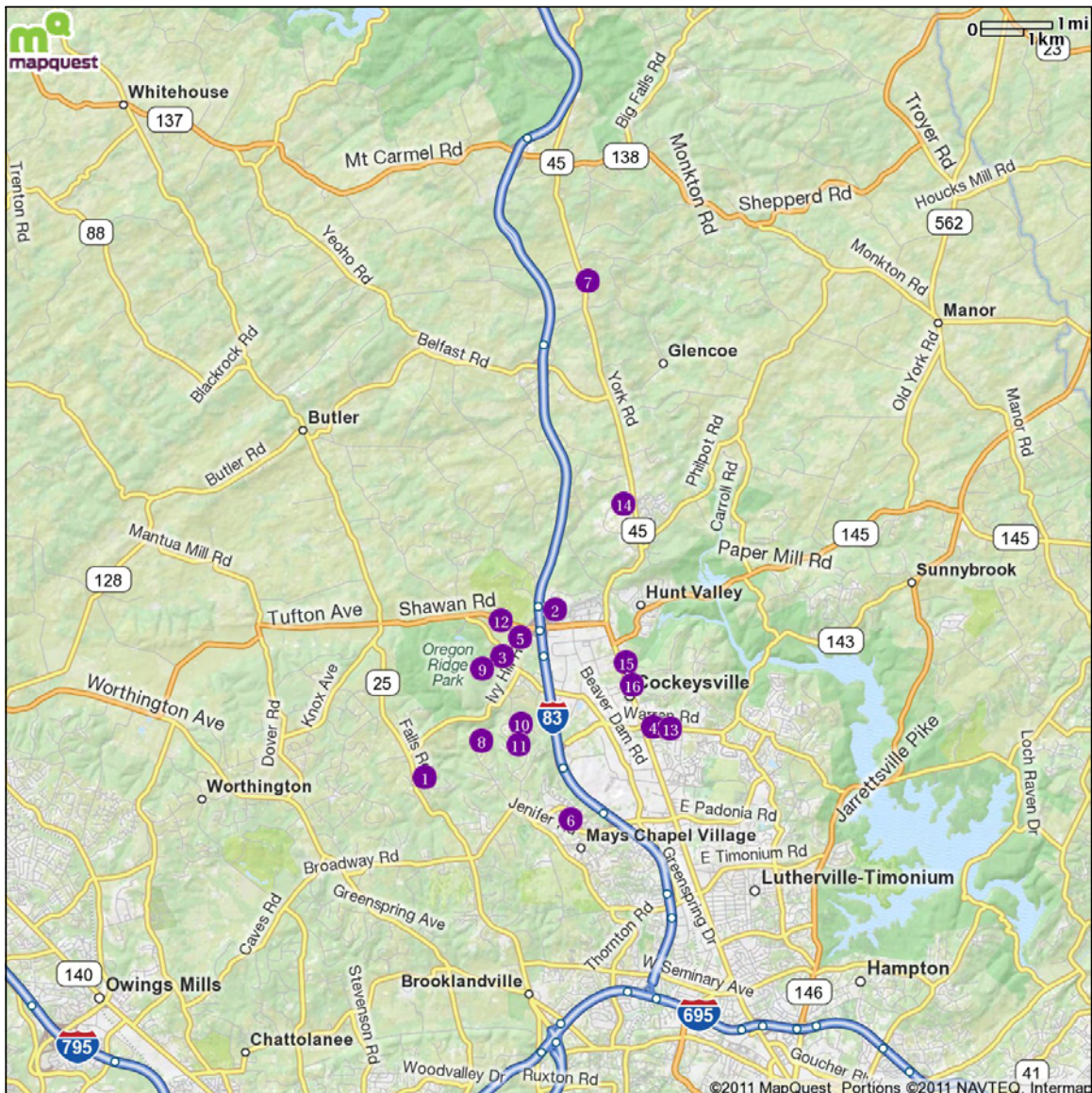
Max: \$899,900

Median: \$892,000

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Map of Comparable Properties



Ref #	Status	Address
1	Subject Property	7 Deep Run Court
2	Currently On The Market	2 Symphony Cir
3	Currently On The Market	13213 Beaver Dam Rd
4	Currently On The Market	84 Warren Rd
5	Currently On The Market	9 Jules Brentony
6	Currently On The Market	510 West Padonia Rd
7	Under Contract	3 Indian Spring Court
8	Under Contract	15 David Luther Ct

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List of mapped properties continued...

<u>Ref #</u>	<u>Status</u>	<u>Address</u>
9	Recently Sold	19 Chris Eliot Ct
10	Recently Sold	4 Chamaral Ct
11	Recently Sold	12993 Jerome Jay Dr
12	Recently Sold	508 Shawan Rd
13	Recently Sold	205 Warren Rd
14	Off The Market	10 Loveton Cir
15	Off The Market	64 Boxwood Lane
16	Off The Market	5 Cedar Knoll Rd

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Comparable Properties



Recently Sold 12993 Jerome Jay Dr

List Price: \$899,000
Yr Blt: 1990
Fin Sqft: 4872
Bedrooms: 5
Bathrooms: 3/1
Heating: Heat Pump
Fuel: Electric
Cooling: Central A/C
Water: Well

Sold Price: \$830,000
Lot Size: 2.52 Acres
Style: Colonial
Levels: 2
Const: Brick
Const: Vinyl Siding
Parking: Garage
Garage Spaces: 3
Basement: Full

DOM: 146
Area: Laurelford
Elem Sch: Hunt Valley
Middle Sch: Ridgely
High Sch: Dulaney
Amenities: Large Attic
Other Rms: Family Room
Other Rms: In-Law Suite

Remarks: Superb Home On Quiet Private Drive With Acres Of Backyard! Spacious Rooms And Three Baths On Second Floor. Private Guest Suite Or In-Law Suite. Large Library On Main Floor. Fireplaces In Living Room, Family Room, Master Bedroom And In Finished Basement. "



Recently Sold 508 Shawan Rd

List Price: \$885,000
Yr Blt: 2003
Fin Sqft: 4100
Bedrooms: 5
Bathrooms: 4/2
Heating: Heat Pump
Fuel: Electric
Cooling: Ceiling Fan
Water: Well

Sold Price: \$855,600
Lot Size: 3.19 Acres
Style: Classic
Levels: 2
Const: Cedar Siding
Const: Brick
Parking: Garage
Garage Spaces: 2
Basement: Full

DOM: 532
Area: Hillsyde
Elem Sch: Hunt Valley
Middle Sch: Cockeysville
High Sch: Dulaney
Amenities: Walk-In Closet
Amenities: Wine Cellar
Other Rms: Mud Room
Other Rms: Utility Room

Remarks: Beautifully Constructed In Quiet Neighborhood. Lots Of Amenities!



Recently Sold 205 Warren Rd

List Price: \$899,000
Yr Blt: 1993
Fin Sqft: 4530
Bedrooms: 2
Bathrooms: 2/1
Heating: Forced Air
Fuel: Electric
Cooling: Central A/C
Water: Filter

Sold Price: \$885,000
Lot Size: 1.91 Acres
Style: Colonial
Levels: 2
Const: Brick
Const: Vinyl Siding
Parking: Driveway
Garage Spaces: 3
Basement: Full

DOM: 95
Area: Laurelford
Elem Sch: Hunt Valley
Middle Sch: Ridgely
High Sch: Dulaney
Amenities: Wet Bar
Amenities: 3-Car Garage
Other Rms: Game Room
Other Rms: Attic Loft

Remarks: Nice Colonial On Well Groomed Acreage. Basement Includes Wet Bar And FullBath. A Must See!

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Recently Sold



12993 Jerome Jay Dr

List Price: \$899,000 Sold Price: \$830,000 DOM: 146

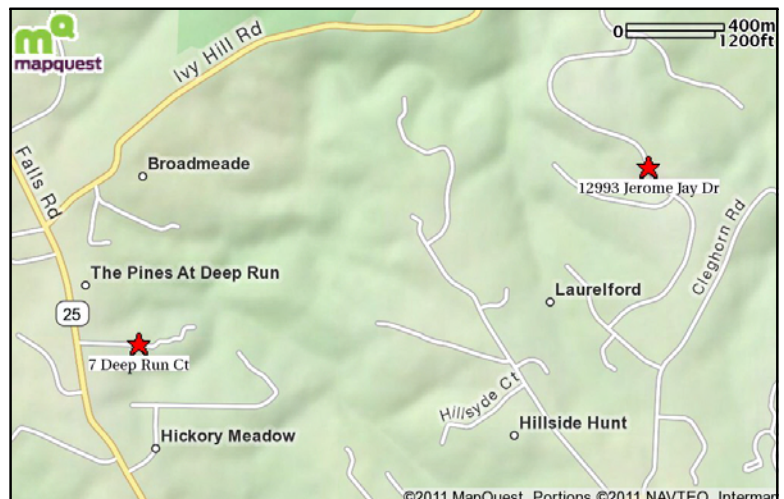


Property Details

City: Cockeysville
Neighborhood: Laurelford/Ivy
Year Built: 1990
Fin SqFt: 4872
Lot Desc: Backs To Trees
Lot Size: 2.52 Acres
Style: Colonial
Levels: 2
Bedrooms: 5
Bathrooms: 3/1
Const: Brick
Roofing: Shingle-Asphalt
Basement: Full
Basement: Finished
Heat: Heat Pump
Fuel: Electric
Cool: Ceiling Fan
Parking: Garage
Garage Spaces: 3
Exter Feat: Deck
Water: Well

Description

Superb Home On Quiet Private Drive With Acres Of Backyard! Spacious Rooms And Three Baths On Second Floor. Private Guest Suite Or In-Law Suite. Large Library On Main Floor. Fireplaces In Living Room, Family Room, Master Bedroom And In Finished Basement. "






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Comparative Market Analysis



	3 Indian Spring Court	15 David Luther Ct	19 Chris Eliot Ct	4 Chamaryl Ct	12993 Jerome Jay Dr
					
Status	C	C	S	S	S
List Price	\$850,000	\$899,000	\$849,000	\$799,000	\$899,000
List\$ SQFT					
Sold Price			\$725,000	\$775,000	\$830,000
Sold\$ SQFT					
Sold Date			12/24/04	08/27/05	12/16/04
DOM			105	563	146
City	Sparks Glencoe	Cockeysville	Cockeysville	Cockeysville	Cockeysville
Neighborhood	Sherwood	Laurelford/Ivy	Ivy Hill	Ivy Hill	Laurelford/Ivy
Year Built	1995	1990	1989	1991	1990
Fin SqFt	5620	4872	4310	4060	4872
Lot Desc	Backs To Trees	Backs To Trees	Bcks-PrkInd	Backs To Trees	Backs To Trees
Lot Size	10 Acres	2.52 Acr	2.06 Acr	2.72 Acr	2.52 Acr
Style	Colonial	Colonial	Colonial	Colonial	Colonial
Levels	3	2	2	3	2
Bedrooms	6	5	3	4	5
Bathrooms	4/1	3/1	3/1	3/1	3/1
Const	Brick/Stone	Brick	Vinyl Siding	Brick	Brick
Roofing	Shingle-Asphalt	Shingle-Asphalt	Shingle-Asphalt	Shingle-Asphalt	Shingle-Asphalt
Basement	Full	Full	Full	Full	Full
Basement Heat	Finished Electric	Finished Heat Pump	Unfinished Heat Pump	Finished Heat Pump	Finished Heat Pump
Fuel	Electric	Electric	Electric	Electric	Electric
Cool	Ceiling Fan	Ceiling Fan	Ceiling Fan	Central A/C	Ceiling Fan
Parking	Garage	Garage	Garage	Garage	Garage
Garage Spaces	3	3	2	3	3
Exter Feat	Deck	Deck	Deck	Balcony	Deck
Water	Conditi	Well	Conditi	Conditi	Well
Sewer	Septic	Septic	Public	Septic	Septic
# Fireplaces	3	3	1	1	3
Amenities	Wet Bar	Large Attic	W/W Carpeting	Hardwood Floors	Large Attic
Amenities	In-Ground Pool	Cedar Closet	New Deck	Cedar Closet	Cedar Closet
Amenities	Sauna	Walk Ins	Glass Doors	Drapery Rods	Walk Ins
Other Rms	Study	Library	Family Room	Family Room	Library
Other Rms	Family Room	Family Room	Lndry-Sep Rm	Sun Room	Family Room

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Comparative Market Analysis



7 Deep Run Court



4 Chamaryl Ct



12993 Jerome Jay Dr



508 Shawan Rd



205 Warren Rd




Status		S	S	S	S
List Price		\$799,000	\$899,000	\$885,000	\$899,000
List\$ SQFT					
Sold Price		\$775,000	\$830,000	\$855,600	\$885,000
Sold\$ SQFT					
Sold Date		08/27/05	12/16/04	06/25/04	10/17/04
DOM		563	146	532	95
City	Hunt Valley	Cockeysville	Cockeysville	Cockeysville	Cockeysville
Neighborhood	Orchard Valley	Ivy Hill	Laurelford/Ivy	Hillsyde	Laurelford/Ivy
Year Built		1991	1990	2003	1993
Fin SqFt	2160	4060	4872	4100	4530
Lot Desc	Backs To Trees	Backs To Trees	Backs To Trees	Cul-De-Sac	Landscaping
Lot Size	1.04	2.72 Acr	2.52 Acr	3.19 Acr	1.91 Acr
Style	Colonial	Colonial	Colonial	Classic	Colonial
Levels	3	3	2	2	2
Bedrooms	3	4	5	5	2
Bathrooms	2/1	3/1	3/1	4/2	2/1
Const	Cedar Siding	Brick	Brick	Cedar Siding	Brick
Roofing	Cedar/Shake	Shingle-Asphalt	Shingle-Asphalt	Shingle-Asphalt	Shingle/F-Glass
Basement	Fully Finished	Full	Full	Full	Full
Basement	Walkout Level	Finished	Finished	Finished	Improved
Heat	Heat Pump	Heat Pump	Heat Pump	Heat Pump	Forced Air
Fuel	Electric	Electric	Electric	Electric	Electric
Cool	Central A/C	Central A/C	Ceiling Fan	Central A/C	Ceiling Fan
Parking	Garage	Garage	Garage	Garage	Driveway
Garage Spaces	2	3	3	2	3
Exter Feat	Deck	Balcony	Deck	Wraparound Deck	Patio
Water	Well	Conditi	Well	Well	Filter
Sewer	Septic	Septic	Septic	Septic	Septic
# Fireplaces	2	1	3	3	1
Amenities	Auto Gar Dr Opn	Hardwood Floors	Large Attic	Walk-In Closet	Wet Bar
Amenities	Built-In Bookcases	Cedar Closet	Cedar Closet	Wine Cellar	3-Car Garage
Amenities	Mba/Sep Shwr	Drapery Rods	Walk Ins	Hot Tub	Fireplace
Other Rms	Den/Stdy/Lib	Family Room	Library	Great Room	Family Room
Other Rms	Family Room	Sun Room	Family Room	Mud Room	Game Room

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Comparative Market Analysis



	7 Deep Run Court	205 Warren Rd	Adjustments	12993 Jerome Jay D	Adjustments	19 Chris Eliot Ct	Adjustments
							
Sold Price		\$885,000	\$885,000	\$830,000	\$830,000	\$725,000	\$725,000
Sold\$ SQFT							
List Price		\$899,000		\$899,000		\$849,000	
List\$ SQFT							
Sold Date		10/17/04		12/16/04		12/24/04	
DOM		95		146		105	
City	Hunt Valley	Cockeysville		Cockeysville		Cockeysville	
Neighborhood	Orchard Valley	Laurelford/Ivy		Laurelford/Ivy		Ivy Hill	
Year Built		1993		1990		1989	
Fin SqFt	2160	4530		4872		4310	
Lot Desc	Backs To Trees	Landscaping		Backs To Trees		Bcks-PrkInd	
Lot Size	1.04	1.91 Acres		2.52 Acres		2.06 Acres	
Style	Colonial	Colonial		Colonial		Colonial	
Levels	3	2		2		2	
Bedrooms	3	2		5		3	
Bathrooms	2/1	2/1		3/1		3/1	
Const	Cedar Siding	Brick		Brick		Vinyl Siding	
Roofing	Cedar/Shake	Shingle/F-Glass		Shingle-Asphalt		Shingle-Asphalt	
Basement	Fully Finished	Full		Full		Full	
Basement	Walkout Level	Improved		Finished		Unfinished	
Heat	Heat Pump	Forced Air		Heat Pump		Heat Pump	
Fuel	Electric	Electric		Electric		Electric	
Cool	Central A/C	Ceiling Fan		Ceiling Fan		Ceiling Fan	
Parking	Garage	Driveway		Garage		Garage	
Garage Spaces	2	3		3		2	
Exter Feat	Deck	Patio		Deck		Deck	
Water	Well	Filter		Well		Conditioner	
Sewer	Septic	Septic		Septic		Public Septic	
# Fireplaces	2	1		3		1	
Amenities	Auto Gar Dr Opn	Wet Bar		Large Attic		W/W Carpeting	
Amenities	Built-In Bookcases	3-Car Garage		Cedar Closet		New Deck	
Amenities	Mba/Sep Shwr	Fireplace		Walk Ins		Glass Doors	
Other Rms	Den/Stdy/Lib	Family Room		Library		Family Room	
Other Rms	Family Room	Game Room		Family Room		Lntry-Sep Rm	
	\$814,120		\$885,000		\$830,000		\$725,000

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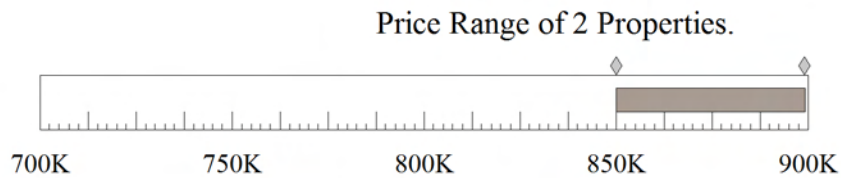
Comparative Market Analysis Graphed by Status



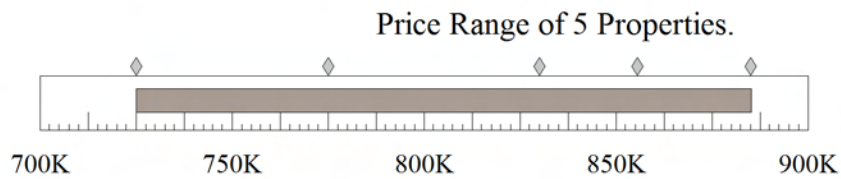
Currently On The Market



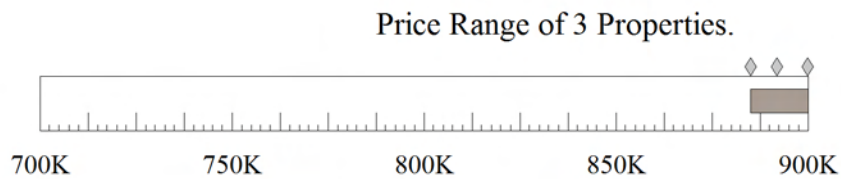
Under Contract



Recently Sold



Off The Market



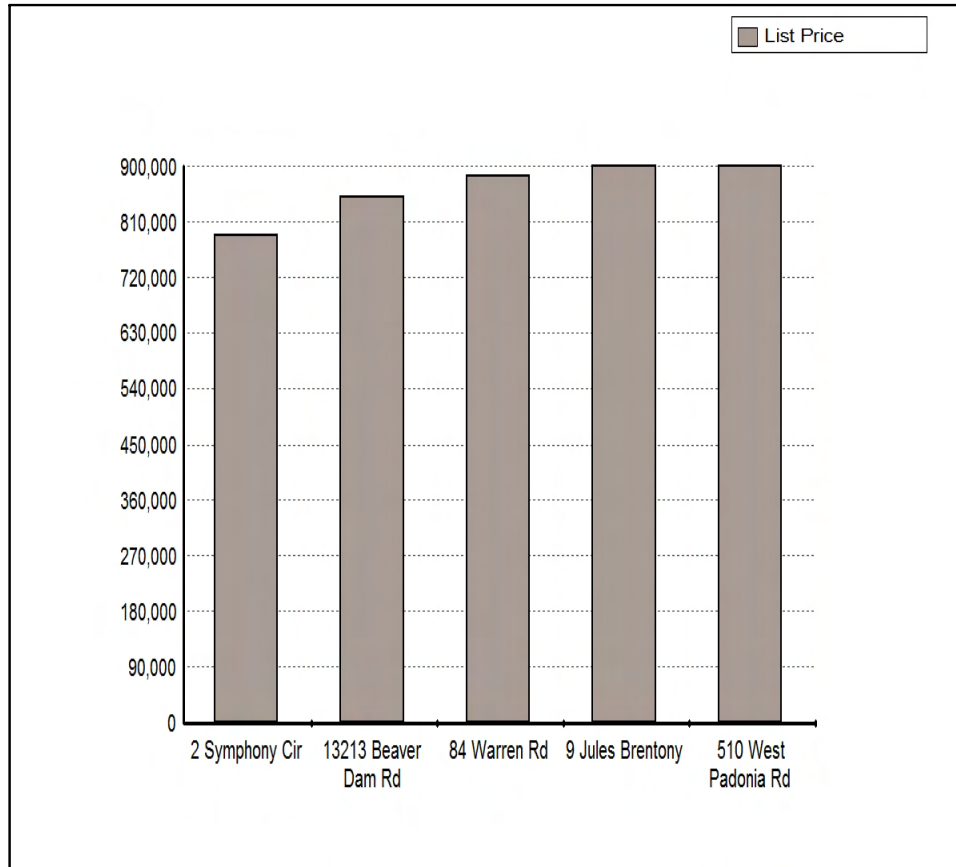
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Comparative Market Analysis Statistics



Graphic Analysis of Currently On The Market Properties



Summary Statistics of 5 Properties:

Average Price: \$864,460
High Price: \$899,500
Low Price: \$789,000
Median Price: \$885,000
Average Year Built: 1994

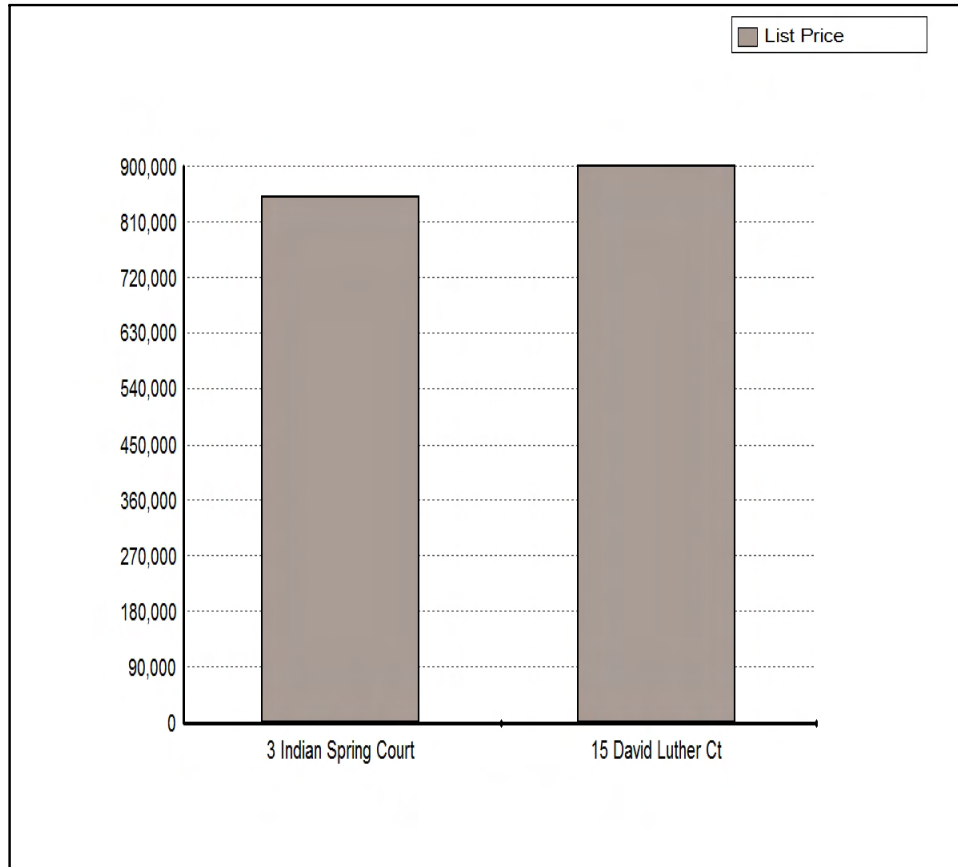
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Comparative Market Analysis Statistics



Graphic Analysis of Under Contract Properties



Summary Statistics of 2 Properties:

Average Price: \$874,500
High Price: \$899,000
Low Price: \$850,000
Median Price: \$874,500
Average Year Built: 1992

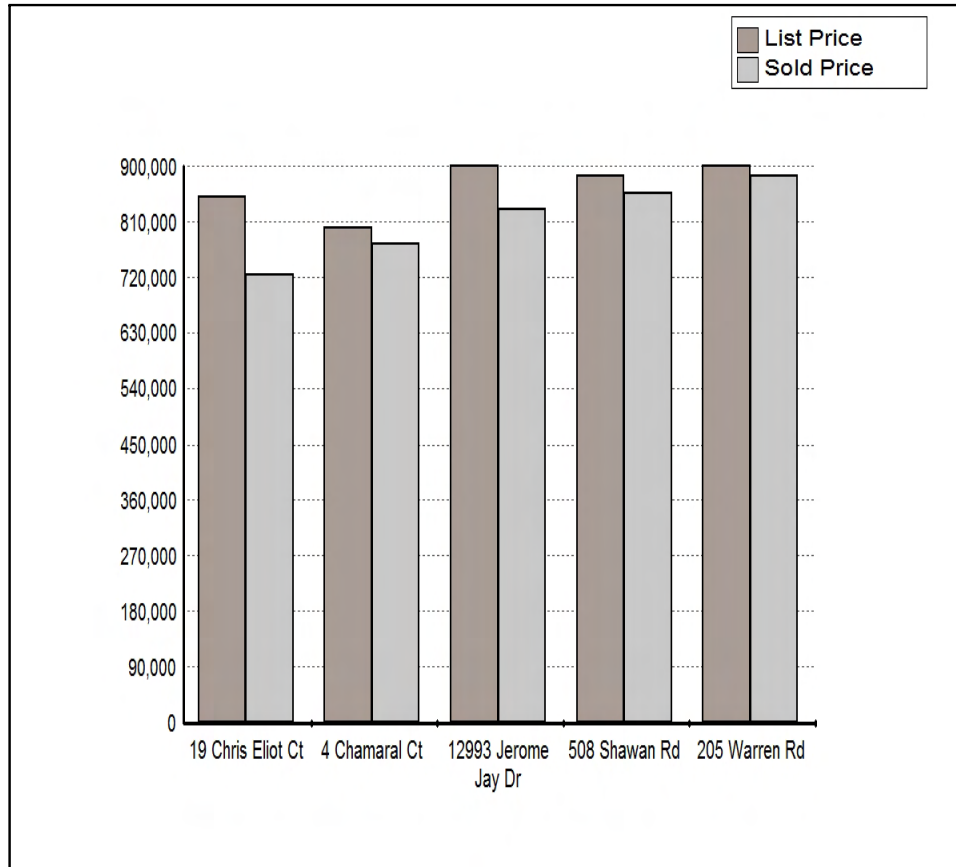
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Comparative Market Analysis Statistics



Graphic Analysis of Recently Sold Properties



Summary Statistics of 5 Properties:

Average Price: \$814,120
High Price: \$885,000
Low Price: \$725,000
Median Price: \$830,000
Average Year Built: 1993
Average Sale to List Ratio: 93.99%
Average Days On Market: 288

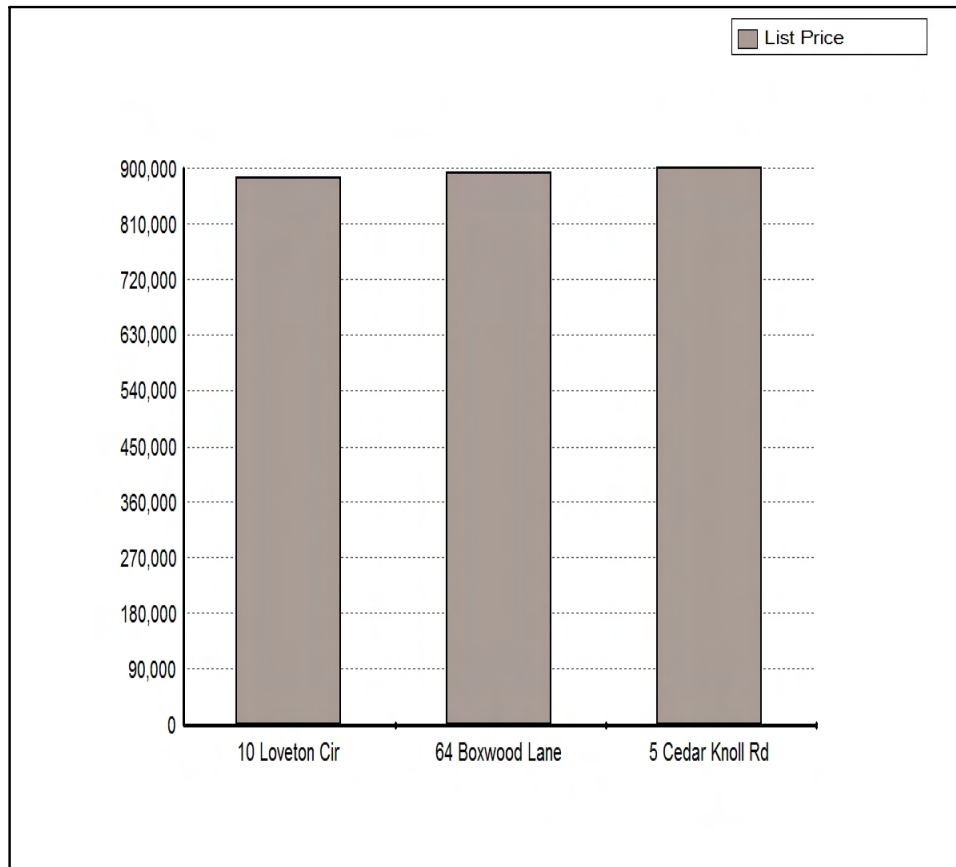
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Comparative Market Analysis Statistics



Graphic Analysis of Off The Market Properties



Summary Statistics of 3 Properties:

Average Price: \$892,300
High Price: \$899,900
Low Price: \$885,000
Median Price: \$892,000
Average Year Built: 1996

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Pricing Your Property to Sell



Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties
suggests a list price range of:

\$764,476 to \$811,764

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