

<b>Analysis of Sales Neighborhood 32 Cascade 6th Ward</b>						
<b>Criteria: Exclusions Grantee Bank = Foreclosure Grantor Bank=NOM Grantee HUD/Fannie Mae/Land Bank/Coun ty/City=NOM, Vacant and value under \$10000.</b>						
Neighborhood 32 6-30-2015 Raw			No Sales Recorded through 6/30/2015			
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
Total Sale Price		\$0	Average Sale Price:		\$0.00	
Neighborhood 32 2014 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
3/31/2014		378,187	1655 KIBBY RD	PEARSE TRAVIS W JR & ARMIDA F	MILLS JONATHAN P & HEIDI	3-2724.1000
11/10/2014		150,000	913 SUNBURST DR	VERMEULEN NATHAN T & LESLIE A	GARRETT ROBERT J & KATHY A	3-3194.3000
9/30/2014		138,500	2120 CREGLOW DR	MEZO ROBERT A & BRIANNE E	MCCREADY MELISSA	3-3175.2800
5/16/2014		135,000	2141 CASCADE DR	BUSH JOHN & LINDA	DAVENPORT LOUIS B & GRETCHEN A	3-3175.6600
10/7/2014	Yes F	120,000	2011 KIBBY RD	FLANNERY MARY A	COUNTY OF JACKSON	3-3168.2000
5/29/2014		120,000	2022 JEFFREY CT	ZOLDOWSKI AMY M (COLLINS)	LEWIS CHARLES E	3-3175.1300
12/10/2014	Yes F	88,478	2009 CASCADE DR	BROWNLOW GREGORY L	FEDERAL NATIONAL MORGAGE ASSN	3-3175.0400
Total Sale Price		\$921,687	Average Sale Price:		\$184,337.40	
Neighborhood 32 2013 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
9/4/2013		274,000	1655 KIBBY RD	MAAS GERALD I ESTATE	PEARSE TRAVIS W JR & ARMIDA F	3-2724.1000
6/26/2013		168,000	809 SUNBURST DR	CONLEY PHILIP H REV LIV TRUST	RODMAN MONICA M	3-3194.3700
3/22/2013		130,000	2148 CASCADE DR	ROSS WILLIAM R & MICHELE R	JONES GEORGE G & LEONA B	3-3175.6200
6/17/2013		126,000	921 SUNBURST DR	WALSH FRANK L & SHAR M	DEXTER DAVID D & SHARON E	3-3194.2800
7/12/2013		125,000	2110 CREGLOW DR	GATZWEILER MATHIAS A TRUST	WALTON SUSAN	3-3175.2600
4/30/2013		125,000	2030 JEFFREY CT	CALLOR JOHN & DEANNE	WIELENGA PAUL A & NATALYA V	3-3175.1400
11/27/2013	Yes F	102,000	1919 KIBBY RD	HUNT CONRAD J	GMAC MORTGAGE LLC	3-3163.5000
1/23/2013	Yes	100	929 SUNBURST DR	BOWLES HAZEL E	BOWLES HAZEL E ETAL	3-3194.2600
3/27/2013	Yes	1	914 ESSEX PARK DR	FLEMING STEPHEN D & ANNE M	FLEMING STEPHEN D	3-3194.0700
3/13/2013	Yes	1	1012 SUNBURST DR	TARVIS HEATHER	GARDNER HEATHER M & CHRISTOPHER J	3-326500000
Total Sale Price		\$948,000	Average Sale Price:		\$158,000.00	
Neighborhood 32 2012 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
12/14/2012		133,000	2120 CREGLOW DR	PRINGLE STEVEN M & TRACEY L	MEZO ROBERT A & BRIANNE E	3-3175.2800
4/11/2012		82,000	2147 CASCADE DR	ESPIE PATRICIA J TRUST	TCHORZYNSKI JAMES E	3-3175.6500
5/3/2012	NOM	73,000	1003 SUNBURST DR	FEDERAL NATIONAL MORTGAGE ASSN	MACK DERRICK ETAL	3-3262.1000
7/18/2012	NOM	56,705	1011 SUNBURST DR	SECRETARY OF HUD	CAVENDER DAVID M	3-326000000
5/3/2012	Yes	100	1003 SUNBURST DR	MACK DERRICK ETAL	MACK DERRICK ETAL	3-3262.1000
8/20/2012	Yes	100	928 SUNBURST DR	WAAGNER MAX E & PAMELA D	WAAGNER MAX E JR & PAMELA D LE	3-3194.2300
3/27/2012	Yes	100	2139 CREGLOW DR	WAGNER ALBERT H & NANCY L	WAGNER ALBERT H & NANCY L	3-3175.5900
1/9/2012	Yes	100	2215 AURORA DR	MCCORMICK SHERYL	MCCORMICK SHERYL L TRUST	3-327100000
1/17/2012	Yes	1	1011 SUNBURST DR	WELLS FARGO BANK NA	SECRETARY OF HUD	3-326000000
Total Sale Price		\$215,000	Average Sale Price:		\$107,500.00	
Neighborhood 32 2011 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
9/2/2011		183,500	910 ESSEX PARK DR	CONNELLY MARY ELLEN ETAL	JORS WILLIAM C	3-3194.0600
7/13/2011	Yes F	148,485	1011 SUNBURST DR	SAMBAER JAMES & SHIRLEY	WELLS FARGO BANK NA	3-326000000
1/19/2011	Yes F	110,707	1003 SUNBURST DR	BARBER CHRISTOPHER W & DIANE L	FEDERAL NATIONAL MORTGAGE ASSN	3-3262.1000
6/8/2011	NOM	90,100	2123 CREGLOW DR	FANNIE MAE	LOUAGIE ROBERT A & PAULA	3-3175.3000
5/12/2011	NOM	45,600	1020 SUNBURST DR	SECRETARY OF HUD	BERGKOTTER BRENTON ETAL	3-326400000
8/3/2011	Yes	100	2136 CREGLOW DR	SMOLINSKI KENNETH & SUSAN	SMOLINSKI KENNETH P & SUSAN J LE	3-3175.5100
8/10/2011	Yes	100	1903 KIBBY RD	BUTLER RONALD E	BUTLER RONALD E ETAL	3-316300000
6/29/2011	Yes	100	2034 JEFFREY CT	GALLARDO MARIA	DEVANEY KENNETH O	3-3175.1500
6/2/2011	Yes	100	1201 MORNINGSTAR DR	DAI XIAO & KOONTZ MARY C	DAI XIAO & KOONTZ MARY C LE	3-3175.5500

4/29/2011	Yes		1	2123 CREGLOW DR	BAC HOME LOANS SERVICING LP	FANNIE MAE	3-3175.3000
			4				
Total Sale Price		\$183,500	Average Sale Price:		\$183,500.00		
<b>Neighborhood 32 2010 Raw</b>							
Sale Date	Excluded	Sale Price		Address	Grantor	Grantee	Parcel Number
6/7/2010		147,500		905 SUNBURST DR	BANFIELD ARTHUR M TRUST	BROWN JOHN R JR	3-3194.3200
12/8/2010		127,000		921 SUNBURST DR	YOUNG LOTTIE M TRUST	WALSH FRANK L & SHAR M	3-3194.2800
3/17/2010	Yes F	119,003		1020 SUNBURST DR	NEFF SHANNON L	FIFTH THIRD MORTGAGE CO	3-326400000
9/1/2010	Yes F	79,300		2123 CREGLOW DR	MARTIN AARON J & SARAH	BAC HOME LOANS SERVICING LP	3-3175.3000
4/16/2010	NOM <b>Note 1</b>	75,000		2023 JEFFREY CT	GARCIA MARY M	LEFERE NATHAN J	3-3175.1700
10/20/2010	Yes	100		1008 SUNBURST DR	KUZMA ALEX S & SOPHIA A	KUZMA ALEX S & SOPHIA A LE	3-326600000
9/9/2010	Yes	100		ESSEX LN	LANGLEY RICHARD L & SALLY M	LANGLEY FAMILY TRUST	3-316500000
6/17/2010	Yes	100		1015 MORNINGSTAR DR	MARSH DOUGLAS L & BETTY J	MARSH DOUGLAS L TRUST ETAL	3-3175.6400
2/2/2010	Yes	100		2000 CASCADE DR	REICHERT MARLENA L	REICHERT NICKLAS A	3-3176.2000
7/29/2010	Yes		1	1020 SUNBURST DR	FIFTH THIRD MORTGAGE COMPANY	SECRETARY OF HUD	3-326400000
6/14/2010	Yes		1	906 SUNBURST DR	KOLB MARY K	KOLB MARY MILLER FAMILY TRUST	3-3194.1800
			3				
Total Sale Price		\$274,500	Average Sale Price:		\$137,250.00		
Note 1 Bought for \$145k in 2002 and sold in 2010 for \$75k same owner does not sound arms length.							

**6th Wards Neighborhood 32  
Cascade 2010-2014  
Property Sales Average Values**



Average up and downs due to recovery and reselling of properties bought at foreclosure/short by private investors. Nothing to do with demolition program which is significant in ward 5 areas.