

PREPARED BY JACK MCDONALD OF HMC ASSOCIATES, INC., 690 DUNCAN ROAD, FRANKFORT KY 40601, HMC@DCR.NET

ADDRESS	PRICE	DATE	SELLER	BUYER	DB & PG
A2 1 1/2-STORY HOUSE					
1205 LEATHERS LN	\$138,600	ONE & HALF STORY HOUSE	10/31/2002	21ST CENTURY DESIGN	BS STAFFORD 461765
LIVING SPACE SQ FT	1,290	5 # ROOMS 3 BEDROOMS	2 FULL BATHS	HALF BATHS	YEAR BUILT:2002
PRICE PER SQ FT	\$107.44	BRICK VENEER & VINYL SIDING	PART BASEMENT	1-CAR GARAGE BUILT-IN	SITE:60X140 M/L
APPRECIATION RATE:		FEATURES: FIREPLACE PORCH DECK PATIO			050-10-24-017.00
1100 WOOD GLEN	\$146,000	ONE & HALF STORY HOUSE	09/25/2002	21ST CENTURY DESIGN	WD JONES 460871
LIVING SPACE SQ FT	1,650	6 # ROOMS 3 BEDROOMS	2 FULL BATHS	1 HALF BATHS	YEAR BUILT:2002
PRICE PER SQ FT	\$88.48	BRICK VENEER & VINYL SIDING	CRAWL SPACE	2-CAR GARAGE ATTACHED	SITE:60X160/150 M/L
APPRECIATION RATE:		FEATURES: PORCH PATIO			050-10-23-025.00
108 RIVER OAK DR	\$130,000	ONE & HALF STORY HOUSE	11/16/2000	EJ WOLF	RW LANCASTER 446864
LIVING SPACE SQ FT	1,741	5 # ROOMS 3 BEDROOMS	2 FULL BATHS	0 HALF BATHS	YEAR BUILT:1997
PRICE PER SQ FT	\$74.67	VINYL SIDING & BRICK VENEER	WALKOUT BASEMENT	2-CAR GARAGE ATTACHED	SITE:80X191/184
APPRECIATION RATE:	3.60%	FEATURES: DECK COVERED ENTRY			048-40-10-009.00
61 SAND BAR LN	\$128,600	ONE & HALF STORY HOUSE	05/19/2000	DA WOOD	AL LEACHMAN 443182
LIVING SPACE SQ FT	1,670	7 # ROOMS 3 BEDROOMS	2 FULL BATHS	1 HALF BATHS +GLA IN BSMT	YEAR BUILT:1985
PRICE PER SQ FT	\$77.01	VINYL SIDING & BRICK VENEER	WALKOUT BASEMENT	2-CAR GARAGE BUILT-IN	SITE:33X128X160X204
APPRECIATION RATE:	3.28%	FEATURES: FIREPLACE DECK			061-20-01-006.00
111 CAVE RUN	\$131,000	ONE & HALF STORY HOUSE	06/01/1999	WR SPEER	EW BRADEN 435255
LIVING SPACE SQ FT	1,855	6 # ROOMS 3 BEDROOMS	2 FULL BATHS	0 HALF BATHS +GLA IN BSMT	YEAR BUILT:1982
PRICE PER SQ FT	\$70.62	BRICK VENEER	WALKOUT BASEMENT	1-CAR GARAGE BUILT-IN	SITE:90X125
APPRECIATION RATE:	3.77%	FEATURES: FIREPLACE PORCH DECK			050-10-07-010.00
127 LOCUST RIDGE RD	\$141,900	ONE & HALF STORY HOUSE	02/05/1999	GM STEWART ETAL	SD STIGERS 432311
LIVING SPACE SQ FT	2,100	8 # ROOMS 3 BEDROOMS	2 FULL BATHS	1 HALF BATHS	YEAR BUILT:1994
PRICE PER SQ FT	\$67.57	BRICK VENEER & VINYL SIDING	CRAWL SPACE	2-CAR GARAGE ATTACHED	SITE:80X150
APPRECIATION RATE:		FEATURES: FIREPLACE PORCH DECK			073-40-01-014.00
NUMBER: 6	AVG PRICE: \$136,017	MEDIAN PRICE: \$134,800		AVG APPRECIATION: 3.55%	BASED ON 3 SALES(S)
A3 2-STORY HOUSE					
128 WHITE CLIFFS LN	\$138,500	TWO STORY HOUSE	10/31/2002	KELSEY-SMOOT PROPE	GM HILLIS 461781
LIVING SPACE SQ FT	1,144	6 # ROOMS 3 BEDROOMS	2 FULL BATHS	HALF BATHS	YEAR BUILT:2002
PRICE PER SQ FT	\$121.07	BRICK VENEER & VINYL SIDING	SLAB	2-CAR GARAGE BUILT-IN	SITE:70X120
APPRECIATION RATE:		FEATURES: FIREPLACE PATIO			084-40-05-008.00
1316 LAGO DR	\$146,500	TWO STORY HOUSE	09/30/2002	GR BOYD JR	RT GROSS III 461081
LIVING SPACE SQ FT	1,858	7 # ROOMS 3 BEDROOMS	2 FULL BATHS	1 HALF BATHS	YEAR BUILT:1975
PRICE PER SQ FT	\$78.85	BRICK VENEER & WOOD SIDING	CRAWL SPACE	2-CAR GARAGE ATTACHED	SITE:120X120
APPRECIATION RATE:	8.27%	FEATURES: FIREPLACE PORCH PATIO			086-20-09-018.00
238 HAWTHORNE DR	\$134,000	TWO STORY HOUSE	08/14/2001	LG WOODSIDE	J RHODES 452177
LIVING SPACE SQ FT	1,654	7 # ROOMS 3 BEDROOMS	2 FULL BATHS	1 HALF BATHS	YEAR BUILT:1973
PRICE PER SQ FT	\$81.02	SIDING UNKNOWN OR NOT	CRAWL SPACE	2-CAR GARAGE ATTACHED	SITE:80X132/124
APPRECIATION RATE:		CODE: FEATURES: FIREPLACE PORCH PATIO			050-10-15-019.00
220 MILLSBORO DR	\$129,000	TWO STORY HOUSE	06/30/2000	HL SMITH	M DARBY 444089
LIVING SPACE SQ FT	2,035	8 # ROOMS 4 BEDROOMS	2 FULL BATHS	1 HALF BATHS +GLA IN BSMT	YEAR BUILT:1985
PRICE PER SQ FT	\$63.39	BRICK VENEER	FULL BASEMENT	2-CAR GARAGE ATTACHED	SITE:100X169+29X73X169
APPRECIATION RATE:	3.51%	FEATURES: FIREPLACE DECK COVERED ENTRY			M/L 073-40-07-007.00
NUMBER: 4	AVG PRICE: \$137,000	MEDIAN PRICE: \$136,250		AVG APPRECIATION: 5.89%	BASED ON 2 SALES(S)

MARKET STATISTICS FOR SELECTED HOUSE TYPE(S)

NUMBER: 10 AVG PRICE: \$136,410 MEDIAN PRICE: \$136,250 AVG APPRECIATION 4.49% BASED ON 5 SALES