

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

ADDRESS	PRICE	DATE	SELLER	BUYER	DB & PG
A3 2-STORY HOUSE					
20 BELMONT LIVING SPACE SQ 2,338 PRICE PER SQ FT \$116.98 APPRECIATION RATE: 9.44%	\$273,500 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 10/31/2002 3 BEDROOMS 2 FULL BATHS CRAWL SPACE PATIO	LT STARK 1 HALF BATHS 2-CAR GARAGE ATTACHED	JW MCCAULEY SITE:109/183X256/212 085-30-02-004.00	461772 YEAR BUILT:1980
128 WHITE CLIFFS LN LIVING SPACE SQ 1,144 PRICE PER SQ FT \$121.07 APPRECIATION RATE:	\$138,500 6 # ROOMS features: FIREPLACE	TWO STORY HOUSE 10/31/2002 3 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING SLAB PATIO	KELSEY-SMOOT PROPE HALF BATHS 2-CAR GARAGE BUILT-IN	GM HILLIS SITE:70X120 084-40-05-008.00	461781 YEAR BUILT:2002
1202 EQUESTRIAN WAY LIVING SPACE SQ 950 PRICE PER SQ FT \$144.74 APPRECIATION RATE:	\$137,500 4 # ROOMS features: FIREPLACE	TWO STORY HOUSE 10/22/2002 4 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING SLAB DECK	SPECTRUM PROPERTIE 1 HALF BATHS 2-CAR GARAGE ATTACHED	RS WILLIAMS SITE:79X31X97X80X103 M/L 085-50-01-032.00	461450 YEAR BUILT:2002
103 STONEHEDGE LIVING SPACE SQ 2,835 PRICE PER SQ FT \$111.82 APPRECIATION RATE:	\$317,000 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 10/10/2002 3 BEDROOMS 2 FULL BATHS BRICK VENEER PART BASEMENT PATIO	OG NEWMAN 1 HALF BATHS 2-CAR GARAGE ATTACHED	E HOWARD SITE:67+80/126X207/86+65 085-40-02-007.00	461378 YEAR BUILT:1992
115 LOCUST RIDGE RD LIVING SPACE SQ 1,150 PRICE PER SQ FT \$144.35 APPRECIATION RATE:	\$166,000 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 10/01/2002 4 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING CRAWL SPACE PATIO	HACK BUILDERS LLC 1 HALF BATHS 2-CAR GARAGE ATTACHED	K POE SITE:80X150 073-40-01-008.00	461312 YEAR BUILT:2002
14 RYSWICK LN LIVING SPACE SQ 2,542 PRICE PER SQ FT \$80.65 APPRECIATION RATE: 6.65%	\$205,000 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 09/30/2002 4 BEDROOMS 2 FULL BATHS BRICK VENEER FULL BASEMENT PATIO	N NORTON 1 HALF BATHS +GLA IN BSMT 2-CAR GARAGE ATTACHED	GR BOYD JR SITE:130X148 086-10-25-008.00	461059 YEAR BUILT:1978
106 POST TIME CT LIVING SPACE SQ 1,876 PRICE PER SQ FT \$90.09 APPRECIATION RATE:	\$169,000 7 # ROOMS features: FIREPLACE	TWO STORY HOUSE 07/30/2002 3 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING CRAWL SPACE DECK	BA PENN 1 HALF BATHS 2-CAR GARAGE ATTACHED	LD MITCHELL SITE:50X100X100X81X98 M/L 085-50-02-019.00	459644 YEAR BUILT:2002
1336 EQUESTRIAN WAY LIVING SPACE SQ 1,700 PRICE PER SQ FT \$85.29 APPRECIATION RATE:	\$145,000 6 # ROOMS features:	TWO STORY HOUSE 06/19/2002 4 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING FULL BASEMENT DECK	LELAND/CAROL CONSTF S WOOD 0 HALF BATHS 2-CAR CARPORT	S WOOD SITE:49/50X125 M/L 085-50-05-022.00	458670 YEAR BUILT:2002
126 SARATOGA LIVING SPACE SQ 3,222 PRICE PER SQ FT \$109.33 APPRECIATION RATE:	\$352,250 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 05/29/2002 4 BEDROOMS 3 FULL BATHS BRICK VENEER FULL BASEMENT DECK	BW TABOR 1 HALF BATHS +GLA IN BSMT 3-CAR GARAGE ATTACHED COVERED ENTRY	RF PENNINGTON SITE:140X148 085-40-06-014.00	458043 YEAR BUILT:1998
114 RANDOLPH RD LIVING SPACE SQ 4,400 PRICE PER SQ FT \$44.77 APPRECIATION RATE:	\$197,000 10 # ROOMS features: FIREPLACE	TWO STORY HOUSE 03/05/2002 4 BEDROOMS 3 FULL BATHS BRICK VENEER FULL BASEMENT PATIO	M WILSON 0 HALF BATHS 2-CAR CARPORT	SN WILLIAMS III SITE:84X112X148X148 086-10-14-004.00	456354 YEAR BUILT:1960
10 SHEFFIELD LN LIVING SPACE SQ 2,786 PRICE PER SQ FT \$71.79 APPRECIATION RATE: 5.57%	\$200,000 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 09/28/2001 4 BEDROOMS 2 FULL BATHS BRICK VENEER FULL BASEMENT DECK	CB CARR 1 HALF BATHS 2-CAR GARAGE ATTACHED	S CUTTER SITE:121X140X110X126 M/L 086-30-04-003.00	453312 YEAR BUILT:1977
889 RIDGEVIEW DR LIVING SPACE SQ 2,204 PRICE PER SQ FT \$79.63 APPRECIATION RATE:	\$175,500 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 07/11/2001 4 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING CRAWL SPACE PATIO	T COLLINS 1 HALF BATHS 2-CAR GARAGE BUILT-IN	J LANGLOIS SITE:80X150 073-40-09-012.00	451462 YEAR BUILT:2000
40 BELMONT LIVING SPACE SQ 2,628 PRICE PER SQ FT \$101.60 APPRECIATION RATE:	\$267,000 9 # ROOMS features: FIREPLACE	TWO STORY HOUSE 06/27/2001 5 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING CRAWL SPACE PATIO	JB ELLIS 1 HALF BATHS 2-CAR GARAGE ATTACHED COVERED ENTRY	TW ROSE SITE:115+89FF 085-30-02-002.00	451217 YEAR BUILT:1998
520 HOPI TR LIVING SPACE SQ 1,941 PRICE PER SQ FT \$63.37 APPRECIATION RATE: 5.57%	\$123,000 8 # ROOMS features:	TWO STORY HOUSE 04/06/2001 4 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING CRAWL SPACE PATIO	DT WALD 1 HALF BATHS 2-CAR GARAGE ATTACHED	AW MADDOX ETAL SITE:75X130 084-20-06-006.00	449426 YEAR BUILT:1964
1015 SILVER LAKE BLVD LIVING SPACE SQ 2,442 PRICE PER SQ FT \$97.87 APPRECIATION RATE:	\$239,000 8 # ROOMS features: FIREPLACE	TWO STORY HOUSE 03/29/2001 4 BEDROOMS 2 FULL BATHS BRICK VENEER & VINYL SIDING WALKOUT BASEMENT DECK PATIO	G ILLIAN 1 HALF BATHS +GLA IN BSMT 2-CAR GARAGE BUILT-IN	LP GARTMAN SITE:80/85X348/380 085-50-01-004.00	449373 YEAR BUILT:1990
208 HORSESHOE CT LIVING SPACE SQ 1,446 PRICE PER SQ FT \$75.31 APPRECIATION RATE: 6.44%	\$108,900 5 # ROOMS features:	TWO STORY HOUSE 03/28/2001 3 BEDROOMS 2 FULL BATHS VINYL SIDING & BRICK VENEER SLAB PATIO	CE GALBREATH 1 HALF BATHS 2-CAR GARAGE ATTACHED	LT THOMPSON SITE:36X101X176X85X170 M/L 085-50-05-057.00	449222 YEAR BUILT:1997

NUMBER: 16 AVG PRICE: \$200,884 MEDIAN PRICE: \$186,250 AVG APPRECIATION: 6.73% BASED ON 5 SALES(S)

MARKET STATISTICS FOR SELECTED HOUSE TYPE(S)

NUMBER: 16 AVG PRICE: \$200,884 MEDIAN PRICE: \$186,250 AVG APPRECIATION: 6.73% BASED ON 5 SALES