



Valuation Summary

Estimated Value  
**\$684,000**

Estimated Value Range  
**\$646,000 - \$723,000**

Forecast Standard Deviation  
**3**

Valuation Successful

Confidence Score  
**88**

Last Market Sale

Seller: Lewis, Nicole A & Brad  
Buyer: Scieszinski, Paul & Jacqueline  
Sale Date: 02/27/2012  
Rec Date: 05/16/2012  
Sale Price: \$327,500

Prior Market Sale

Seller: Kukowski, Richard D & Beverly J  
Buyer: Lewis, Nicole A  
Sale Date: 12/01/2005  
Rec Date: 12/13/2005  
Sale Price: \$420,000

Current Listing Status

There is no listing data available.

Property Details

Land Use:	SFR	Bedrooms:	4	Living Area:	3,200 Sq. Ft.	Year Built / Eff:	1991 / 1991
Zoning:		Baths (F / H):	2 / 1	Lot Area:	74,487 Sq. Ft.	Stories:	2
Subdiv / Tct:	Wildwood Valley Plat 2 / 2015-11371	Total Rooms:	8	Basement:	Full Unfinished	Parking Type:	Attached
Style:	Bi-Level	Pool:		Cooling:	Central	Garage #:	3
Exterior Wall:	Brick	Fireplace:		Heating:	Forced Air Gas	Price / Sq. Ft.:	\$102

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.2		32564 Wildwood Dr, Adel, IA 50003	06/04/2019	\$442,500			2,885	\$153	3 / 4	265,716	25
2	0.3		32432 Northwoods Rd, Adel, IA 50003	08/08/2024	\$625,000			2,707	\$231	3 / 5	107,157	35
3	0.4		27905 Timber Pt, Adel, IA 50003	05/13/2024	\$745,500			4,084	\$183	4 / 4	165,528	33
4	0.9		32627 R Ave, Adel, IA 50003	06/26/2017	\$50,000			2,208	\$23	1 / 3	575,863	6

L: Listed   R: REO   RS: REO Sale   SS: Short Sale   D: Default   A: Auction

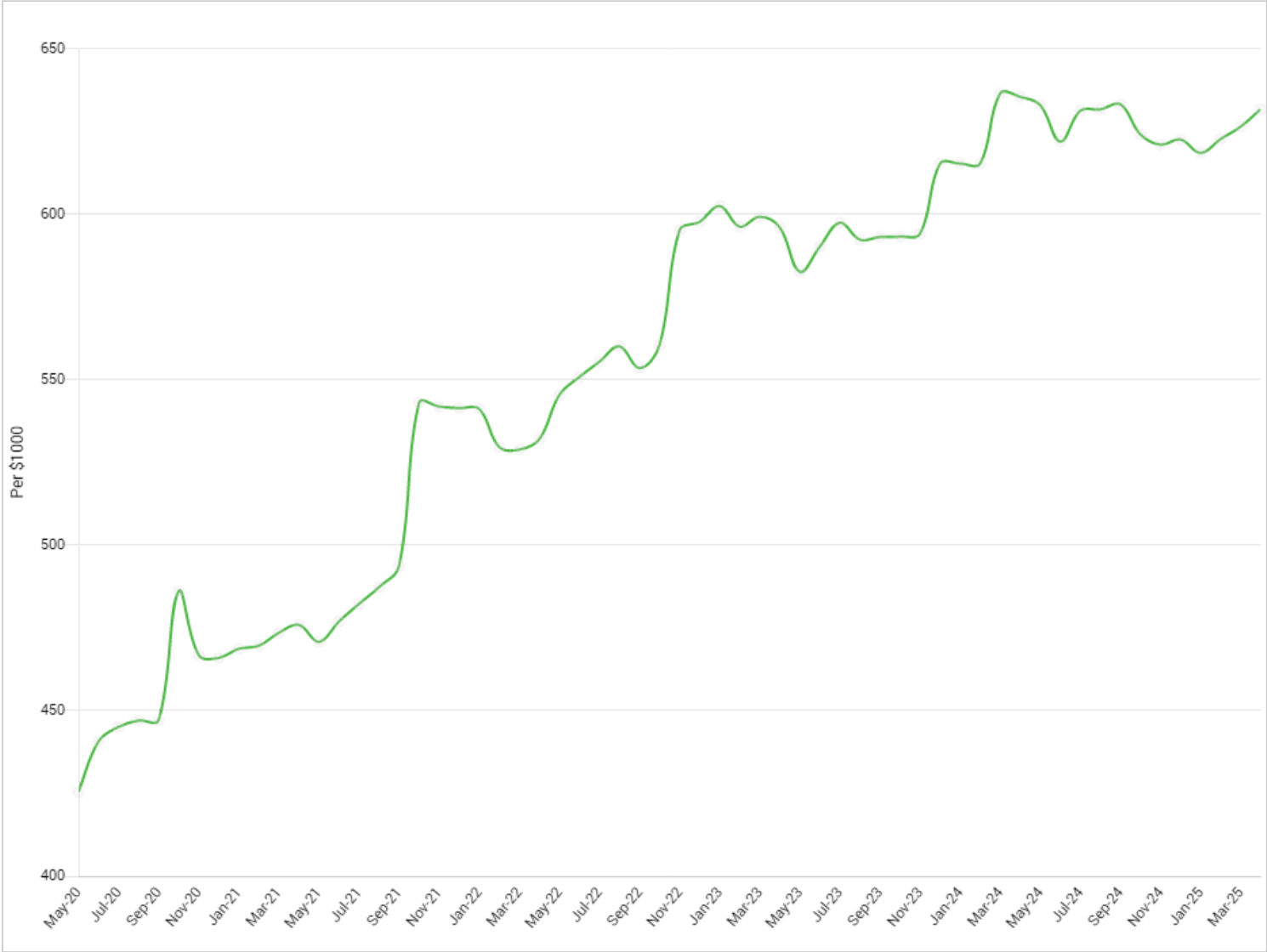
Comparable Sales


 Subject Property       Comparables

Market Trends - Adel, IA (50003)



5 Year Value Trend



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