



HomeSmart Reports Home Value Analysis

Property **6125 175TH ST W, FARMINGTON, MN 55024**

Value **\$251,336**

Highest Reasonable \$281,496
Lowest Reasonable \$221,176
Neighborhood Average Value \$267,248

Confidence 91
Valuation Date 7/19/2008
Report Identification Number m36ts58we24g

Property Details

Property ID	22-48103-100-02	Lot Area (sf)	10282
Year Built	1993	Living Area (sf)	1896
Census Tract	27.037.060809.2.001	Total Rooms	0
Reference Sale Date	5/1/2003	Bedrooms	4
Reference Sale Price	\$217,500	Baths	2
Reference Sale Code		Stories	0
Reference Loan Amount	\$232,000	Style	
Assessed Date	2008	A/C	
Assessed Land	\$53,600	Pool	
Assessed Total	\$237,100	Garage	Undefined Type- 1 Car

Sales Analysis

	<u>Average</u>	<u>High Value</u>	<u>Mid-Point</u>	<u>Low Value</u>
Neighborhood Sales Prices	\$267,248	\$460,000	\$248,000	\$87,203

Property Map

Map shows the property address (red star) and numbered nearby sales.*



Nearby Sales Sorted By Date

<u>Date</u>	<u>Price</u>	<u>Distance</u>	<u>Mortgage</u>	<u>Address</u>	<u>City</u>
9/27/2007	\$232,000	0.220	\$185,600	17316 FINCH PATH	FARMINGTON
9/26/2007	\$344,000	0.507	\$275,200	16791 FESTAL AVE	FARMINGTON
8/8/2007	\$283,132	0.201	\$0	17184 FAIRHAVEN AVE	FARMINGTON
8/16/2007	\$290,000	0.204	\$275,500	17666 FAIR ISLE PATH	FARMINGTON
8/16/2007	\$275,000	0.222	\$205,000	17240 FIELDCREST AVE	FARMINGTON
8/16/2007	\$230,500	0.418	\$0	17206 FINCH PATH	FARMINGTON
8/15/2007	\$230,000	0.328	\$230,000	17615 FINESSE TRL	FARMINGTON
7/31/2007	\$210,000	0.292	\$210,000	17310 FIRESIDE LN	FARMINGTON
7/27/2007	\$267,500	0.136	\$214,000	17320 FIELDCREST AVE	FARMINGTON
6/9/2007	\$500	0.359	\$352,000	17132 EVENTIDE WAY	FARMINGTON
6/7/2008	\$218,500	0.076	\$196,650	6067 176TH ST W	FARMINGTON
6/6/2008	\$192,000	0.418	\$190,450	17485 FIVE OAKS DR	FARMINGTON
6/29/2007	\$393,000	0.520	\$314,400	16696 FARRAGO TRL	FARMINGTON
5/30/2008	\$242,451	0.066	\$193,960	6062 175TH ST W	FARMINGTON
5/30/2008	\$400,000	0.518	\$0	16764 FARRAGO TRL	FARMINGTON
5/25/2007	\$248,000	0.518	\$198,400	17420 FOLIAGE AVE	FARMINGTON
5/16/2008	\$267,900	0.144	\$263,760	17557 FIELDCREST AVE	FARMINGTON
5/15/2008	\$230,000	0.278	\$184,000	6360 175TH ST W	FARMINGTON
5/14/2008	\$295,000	0.365	\$292,687	16967 FESTAL AVE	FARMINGTON
4/24/2008	\$214,000	0.419	\$171,200	17328 FIRMAN CT	FARMINGTON

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