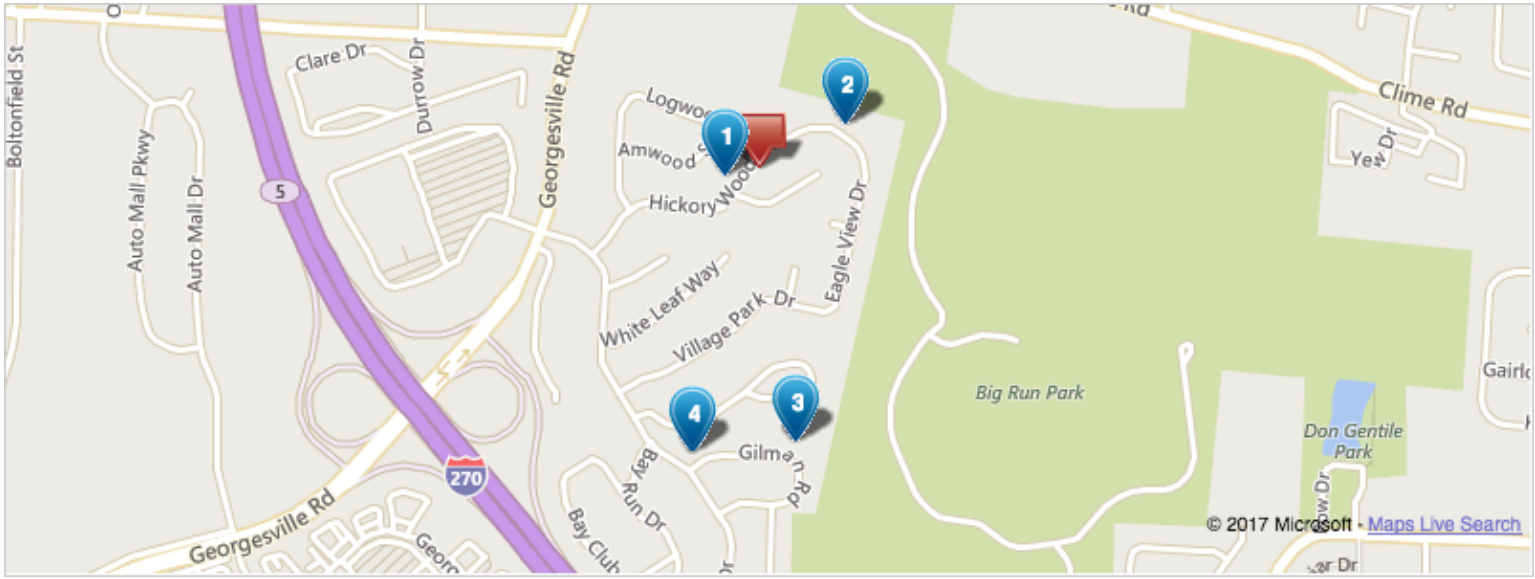
4397 Hickory Wood Dr, Columbus, OH 43228-3457, Franklin County



	Subject Property	Comparable 1	Comparable 2	Comparable 3
Address	4397 Hickory Wood Dr	4426 Hickory Wood Dr	1212 Eagle View Dr	4616 Gilman Rd
Township/Tax Dist Desc	Columbus-Southwestern Csd	Columbus-Southwestern Csd	Columbus-Southwestern Csd	Columbus-Southwestern Csd
Recording Date	03/02/2005	11/07/2016	11/22/2016	07/29/2016
Sales Date	Tax: 02/22/2005 MLS: 03/08/2005	10/31/2016	11/08/2016	Tax: 07/15/2016 MLS: 07/18/2016
Sale Price	$118,000	$130,000	$134,900	$127,200
Price Per Sq Ft	$85.26	$98.04	$94.47	$93.26
Building Sq Ft	1,384	1,326	1,428	1,364
Style	Bi-Level	Bi-Level	Bi-Level	Bi-Level
Stories	Tax: 1 MLS: 2	Tax: 1 MLS: 2	Tax: 1 MLS: 2	Tax: 1 MLS: 2
Total Rooms	6	6	7	6
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	Tax: 2 MLS: 3
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	MLS: 1
Exterior	Aluminum/Vinyl	Aluminum/Vinyl	Masonry	Masonry
Garage Type	Basement	Basement	Basement	Basement
Year Built	1983	1983	1992	1998
Effective Year Built	1983	1983	1992	1998
Water	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Yes	Yes	Yes	Yes
Lot Frontage	65	60		
Lot Depth	117	119		
Lot Acres	0.1746	0.1639	0.3195	0.154
Lot Sq Ft	7,605	7,140	13,919	6,708
State Use	Single Family	Single Family	Single Family	Single Family
Annual Tax	$1,909	$1,840	$2,205	$1,959
Universal Land Use	SFR	SFR	SFR	SFR
Condition	Average	Average	Average	Average
School District	570	570	570	570
Subdivision	Big Run Village	Big Run Village Amd	Big Run Village	Parkview
Distance (miles)		0.04	0.11	0.33
MLS Listing #	2433407	216034358	216034699	216019388

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	Subject Property	Comparable 4
Address	4397 Hickory Wood Dr	4706 Gilman Rd
Township/Tax Dist Desc	Columbus-Southwestern Csd	Columbus-Southwestern Csd
Recording Date	03/02/2005	09/21/2016
Sales Date	Tax: 02/22/2005 MLS: 03/08/2005	Tax: 09/15/2016 MLS: 09/16/2016
Sale Price	$118,000	$129,900
Price Per Sq Ft	$85.26	$86.25
Building Sq Ft	1,384	1,506
Style	Bi-Level	Bi-Level
Stories	Tax: 1 MLS: 2	Tax: 1 MLS: 2
Total Rooms	6	6
Bedrooms	3	3
Bathrooms (Total)	2	3
Bathrooms (Full)	2	2
Bathrooms (Half)		1
Exterior	Aluminum/Vinyl	Masonry
Garage Type	Basement	Basement
Year Built	1983	1997
Effective Year Built	1983	1997
Water	Type Unknown	Type Unknown
Sewer	Type Unknown	Type Unknown
Heat Type	Heated	Heated
Cooling Type	Yes	Yes
Lot Frontage	65	
Lot Depth	117	
Lot Acres	0.1746	0.1928
Lot Sq Ft	7,605	8,400
State Use	Single Family	Single Family
Annual Tax	$1,909	$2,144
Universal Land Use	SFR	SFR
Condition	Average	Average
School District	570	570
Subdivision	Big Run Village	Park View
Distance (miles)		0.35
MLS Listing #	2433407	216029916

Courtesy of A. Sean Hinely, Columbus REALTORS

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