

3-Up Comparison Report

Property Type: Residential Include Property Subtype: Condominium Status: Sold (1/1/2015 or after) Price: 700,000 or more Auctions: Included
Listings as of 12/01/15 at 4:39pm

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Listing #	1457271	1450822	1450557
Property Type	Residential	Residential	Residential
Property Subtype	Condominium	Condominium	Condominium
Status	Sold	Sold	Sold
Street Address	2121 Alpine Pl	3901 West St	900 Adams Crossing
City/Municipal.	Cincinnati 45206	Mariemont 45227	Cincinnati 45202
Area	Hamilton-E01	Hamilton-E08	Hamilton-E01
Sq Ft (approx)	2198	2033	2662
Lot Sq Ft (approx)			
Suburb (SIC)	Walnut Hills	Mariemont	City
Age	24	4	23
Beds Baths (FH)	2 3 (2 1)	2 3 (2 1)	2 3 (2 1)
Suburb	Walnut Hills	Mariemont	City
District	Cincinnati City SD	Mariemont City SD	Cincinnati City SD
Schools	ELEM: Call SD 513-363-0000	ELEM: Call SD 513-272-7500	ELEM: Call SD 513-363-0000
Original Price	729,900	849,000	825,000
Listing Price	729,900	799,000	825,000
Sold Date	09/16/15	08/28/15	07/15/15
Sold Price	700,000	745,000	750,000
Financing	Cash	Cash	Conv
DOM/CDOM	1/1	69/69	25/25
Suburb	Walnut Hills	Mariemont	City
Subdivision		Emery Park	
Levels	1 Story	1 Story	1 Story
Construction	Brick, Stucco	Brick	Brick
Basement	None	None	None
Basement Feat			
Garage Spaces	#2	#2	#2
Garage	Built in	Attached	Built in, Front
Rooms	#6	#6	#8
Fireplaces	#0	#1	#1
Fireplace	None	Gas, Marble	Gas
Family Room	Yes	No	No
Dining Room Feat			Wood Floors, Chandelier, Walko
Heating	Gas	Gas, Forced Air	Electric, Heat Pump
Cooling	Central Air	Central Air	Central Air
New Construction	No	No	No
HOA Amount	\$1200.00	\$444.00	\$1225.00
Semi-Annual Taxes	\$7, 222.24	5100.02	5181.98
Tax Rate	NA	Of Record	n/a
Bathroom Level 1	Yes	Yes	Yes
Bedroom Level 1	Yes	Yes	Yes
Gas	Natural	Natural	Natural
Primary Water Source	Public	Public	Public

Presented By: Kathy S Koops License #: 0000365462 / Coldwell Banker West Shell Phone: 513-300-4090 Broker Lic.: 0000252993

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Listing #
Property Type
Property Subtype
Status
Street Address
City/Municipal.
Area
Sq Ft (approx)
Lot Sq Ft (approx)

1438677
Residential
Condominium
Sold
1201 Edgecliff Pl
Cincinnati 45206
Hamilton-E01
2783

Suburb (SIC)
Age
Beds | Baths (FH)
Suburb
District
Schools
Original Price
Listing Price
Sold Date
Sold Price
Financing
DOM/CDOM
Suburb
Subdivision
Levels
Construction
Basement
Basement Feat
Garage Spaces
Garage
Rooms
Fireplaces
Fireplace
Family Room
Dining Room Feat
Heating
Cooling
New Construction
HOA Amount
Semi-Annual Taxes
Tax Rate
Bathroom Level 1
Bedroom Level 1
Gas
Primary Water Source

Walnut Hills
25
2 | 3 (2 1)
Walnut Hills
Cincinnati City SD
ELEM: Call SD 513-363-0000
750,000
750,000
04/24/15
766,000
Cash
5/5
Walnut Hills
Edgecliff Point Estate
1 Story
Brick
None
None
#2
Attached
#8
#0
None
Yes
Wall-to-Wall Carpet, Chandelie
Electric, Heat Pump
Central Air
No
\$1200.00
6151.81
of record
Yes
Yes
Natural
Public

1442516
Residential
Condominium
Sold
2121 Alpine Pl
Cincinnati 45206
Hamilton-E01
3702

Walnut Hills
26
3 | 4 (3 1)
Walnut Hills
Cincinnati City SD
ELEM: Call SD 513-363-0000
849,900
849,900
09/15/15
775,000
Conv
61/61
Walnut Hills
St. James at the Park
2 Story
Brick
None
#2
Built in
#11
#1
Wood, Marble
Yes
Wood Floors, Window Treatments
Gas, Forced Air
Central Air
No
\$2099.00
9, 997.80
Of Public Record
Yes
Yes
Natural
Public

1439349
Residential
Condominium
Sold
3500 Michigan Ave
Cincinnati 45208
Hamilton-E04
2138

Hyde Park
10
2 | 3 (2 1)
Hyde Park
Cincinnati City SD
ELEM: Call SD 513-363-0000
800,000
800,000
05/14/15
780,000
Conv
2/2
Hyde Park
1 Story
Brick
None
#2
Attached
#6
#2
Gas
No
Wall-to-Wall Carpet
Gas, Forced Air
Central Air
No
\$386.20
\$4152
Of Record
Yes
Yes
Natural
Public

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Listings as of 12/01/15 at 4:39pm

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Listing #	1414541	1414736	1272190
Property Type	Residential	Residential	Residential
Property Subtype	Condominium	Condominium	Condominium
Status	Sold	Sold	Sold
Street Address	2145 Luray Ave	2145 Luray Ave	309 Oregon St
City/Municipal.	Cincinnati 45206	Cincinnati 45206	Cincinnati 45202
Area	Hamilton-E01	Hamilton-E01	Hamilton-E01
Sq Ft (approx)	3053	3053	3022
Lot Sq Ft (approx)			
Suburb (SIC)	Walnut Hills	Walnut Hills	Mt. Adams
Age	6	6	New
Beds Baths (FH)	3 3 (2 1)	3 3 (2 1)	3 3 (3 0)
Suburb	Walnut Hills	Walnut Hills	Mt. Adams
District	Cincinnati City SD	Cincinnati City SD	Cincinnati City SD
Schools	ELEM: Call SD 513-363-0000	ELEM: Call SD 513-363-0000	ELEM: Call SD 513-363-0000
Original Price	1,134,900	999,900	999,000
Listing Price	899,900	899,900	900,000
Sold Date	12/01/15	07/15/15	07/07/15
Sold Price	800,000	805,000	816,144
Financing	Cash	Cash	Conv
DOM/CDOM	356/394	305/669	1248/2008
Suburb	Walnut Hills	Walnut Hills	Mt. Adams
Subdivision			Mt Adams
Levels	1 Story	1 Story	1 Story
Construction	Brick	Brick	Brick
Basement	None	None	None
Basement Feat			
Garage Spaces	#2	#2	#2
Garage	Built in	Built in	Attached, Built in
Rooms	#7	#7	#7
Fireplaces	#1	#1	#1
Fireplace	Gas	Gas	Gas
Family Room	No	No	No
Dining Room Feat	Wood Floors, Walkout	Wood Floors, Walkout	Wood Floors
Heating	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
New Construction	Yes	Yes	Yes
HOA Amount	\$800.00	\$800.00	\$300.00
Semi-Annual Taxes	not assessed	not assessed	of Record
Tax Rate	of record	of record	of Record
Bathroom Level 1	Yes	Yes	Yes
Bedroom Level 1	Yes	Yes	Yes
Gas	Natural	Natural	Natural
Primary Water Source	Public	Public	Public

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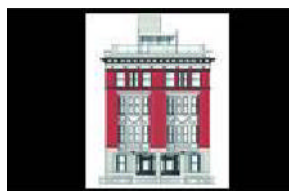
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Listings as of 12/01/15 at 4:39pm

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Listing #
Property Type
Property Subtype
Status
Street Address
City/Municipal.
Area
Sq Ft (approx)
Lot Sq Ft (approx)

1272198
Residential
Condominium
Sold
309 Oregon St
Cincinnati 45202
Hamilton-E01
2983

Suburb (SIC)
Age
Beds | Baths (FH)
Suburb
District
Schools
Original Price
Listing Price
Sold Date
Sold Price
Financing
DOM/CDOM
Suburb
Subdivision
Levels
Construction
Basement
Basement Feat
Garage Spaces
Garage
Rooms
Fireplaces
Fireplace
Family Room
Dining Room Feat
Heating
Cooling
New Construction
HOA Amount
Semi-Annual Taxes
Tax Rate
Bathroom Level 1
Bedroom Level 1
Gas
Primary Water Source

Mt. Adams
New
3 | 3 (2 1)
Mt. Adams
Cincinnati City SD
ELEM: Call SD 513-363-0000
1,320,000
975,000
01/16/15
875,000
Conv
1097/2002
Mt. Adams
Mt Adams
1 Story
Brick
None
#2
Attached, Built in
#7
#1
Gas
No
Wood Floors
Gas, Forced Air
Central Air
Yes
\$300.00
of Record
of Record
Yes
Yes
Natural
Public

1472249
Residential
Condominium
Sold
1316-1318 Race St
Cincinnati 45202
Hamilton-E01

City
New
4 | 4 (4 0)
City
Cincinnati City SD
ELEM: Call SD 513-363-0000
1,000,000
1,000,000
11/04/15
1,000,000
Cash
0/0
City
Over-the Rhine
1 Story
Brick
None
#0
None
#8
#0
Inoperable
No
Wood Floors
Gas, Forced Air
Central Air
Yes
\$665.77
Of Record
Of Record
Yes
Yes
Natural
Public

1425410
Residential
Condominium
Sold
309 Oregon St
Cincinnati 45202
Hamilton-E01

Mt. Adams
New
3 | 4 (3 1)
Mt. Adams
Cincinnati City SD
ELEM: Call SD 513-363-0000
1,189,900
1,140,000
05/01/15
1,097,500
Conv
138/138
Mt. Adams
1 Story
Brick
Full
Other
#2
Built in
#7
#1
Gas
No
Wood Floors
Gas, Forced Air
Central Air
No
\$300.00
7, 812.70
76.508466
Yes
Yes
Natural
Public

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Listing #
Property Type
Property Subtype
Status
Street Address
City/Municipal.
Area
Sq Ft (approx)
Lot Sq Ft (approx)

1457372
Residential
Condominium
Sold
900 Adams Crossing
Cincinnati 45202
Hamilton-E01
3421

Suburb (SIC)
Age
Beds | Baths (FH)
Suburb
District
Schools
Original Price
Listing Price
Sold Date
Sold Price
Financing
DOM/CDOM
Suburb
Subdivision
Levels
Construction
Basement
Basement Feat
Garage Spaces
Garage
Rooms
Fireplaces
Fireplace
Family Room
Dining Room Feat
Heating
Cooling
New Construction
HOA Amount
Semi-Annual Taxes
Tax Rate
Bathroom Level 1
Bedroom Level 1
Gas
Primary Water Source

City
22
3 | 3 (2 1)
City
Cincinnati City SD
ELEM: Call SD 513-363-0000
1,200,000
1,200,000
07/08/15
1,200,000
Conv
0/0
City
1 Story
Brick
Full
#4
Built in
#9
#0
Gas
No
Electric, Forced Air
Central Air
No
\$1420.00
Of Record
Of Record
Yes
Yes
Natural
Public

1412620
Residential
Condominium
Sold
309 Oregon St
Cincinnati 45202
Hamilton-E01
3041

Mt. Adams
5
2 | 4 (3 1)
Mt. Adams
Cincinnati City SD
ELEM: Call SD 513-363-0000
1,399,900
1,325,000
07/09/15
1,200,000
Conv
312/599
Mt. Adams
Mt. Adams
1 Story
Brick, Stucco
None
#2
Attached, Oversized
#7
#1
Gas
No
Wood Floors, Chandelier
Gas, Forced Air
Central Air
No
\$300.00
\$13, 039
Of Record
Yes
Yes
Natural
Public

1377586
Residential
Condominium
Sold
309 Oregon St
Cincinnati 45202
Hamilton-E01

Mt. Adams
New
3 | 3 (3 0)
Mt. Adams
Cincinnati City SD
ELEM: Call SD 513-363-0000
1,375,000
1,375,000
01/10/15
1,225,000
Conv
459/459
Mt. Adams
Mt Adams-The Palisades
1 Story
Brick, Stucco
Partial
Part Finished, Concrete Floor
#2
Built in
#8
#1
Gas, Marble
Yes
Wood Floors, Chandelier
Gas, Forced Air
Central Air
Yes
\$300.00
TBD
10 yr Tax Abatement
Yes
Yes
Natural
Public

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Listing #	1406959	1451880
Property Type	Residential	Residential
Property Subtype	Condominium	Condominium
Status	Sold	Sold
Street Address	309 Oregon St	3900 West St
City/Municipal.	Cincinnati 45202	Mariemont 45227
Area	Hamilton-E01	Hamilton-E08
Lot Sq Ft (approx)		
Suburb (SIC)	Mt. Adams	Mariemont
Age	New	1
Beds Baths (FH)	3 4 (3 1)	2 3 (2 1)
Suburb	Mt. Adams	Mariemont
District	Cincinnati City SD	Mariemont City SD
Schools	ELEM: Call SD 513-363-0000	ELEM: Call SD 513-272-7500
Original Price	1,500,000	1,800,000
Listing Price	1,500,000	1,800,000
Sold Date	03/04/15	05/22/15
Sold Price	1,250,000	1,800,000
Financing	Conv	Cash
DOM/CDOM	118/118	60/60
Suburb	Mt. Adams	Mariemont
Subdivision	The Palisades	Nolen Park
Levels	1 Story	1 Story
Construction	Brick	Wood, Stone
Basement	None	None
Basement Feat		
Garage Spaces	#2	#3
Garage	Built in	Attached
Rooms	#8	#9
Fireplaces	#1	#1
Fireplace	Gas, Marble	Gas
Family Room	No	Yes
Dining Room Feat	Wood Floors	Wood Floors, Window Treatments
Heating	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air
New Construction	Yes	No
HOA Amount	\$300.00	\$682.00
Semi-Annual Taxes	Of record	of rec
Tax Rate	N/A	NA
Bathroom Level 1	Yes	Yes
Bedroom Level 1	Yes	Yes
Gas	Natural	Natural
Primary Water Source	Public	Public

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