

3-Up Comparison Report

Property Type: Residential Area: Butler-E16 Suburb (SIC): exact: It District: Lakota Local SD Statuses: Active, Sold (1/1/2022 to 12/31/2022) Price: 450,000 or more Auctions: Included

Listings as of 01/04/23 at 10:16am

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Listing #	1757029	1721826	1732712
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Active	Active	Active
Street Address	5010 Arena Ct	5000 Arena Ct	4992 Arena Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	0	1,883	2,556
Lot Sq Ft (approx)		0.1217 Approx Acres	0.1217 Approx Acres
		0.1217	0.1217
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	2022	New	New
Beds Baths	2 2 (2 0)	2 2 (2 0)	3 3 (3 0)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	469,000	515,077	618,000
Showing Start Date	10/29/22	11/08/21	03/22/22
Listing Price	469,000	489,000	579,000
DOM/CDOM	67/67	422/422	288/288
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Retreat at Carriage Hill	Carriage Hill	Retreat at Carriage Hill
Levels	One	One	Two
Construction	Brick, Other	Brick, Other	Brick, Vinyl Siding
Basement	Full	Full	Full
Basement Feat	Bath Rough-In, Concrete Floor,	Bath Rough-In, Concrete Floor,	Bath Rough-In
Garage Spaces	#2	#2	#2
Garage/Carport	Garage Attached, Rear	Garage Attached, Rear	Garage Attached, Rear
Total Rooms	#6	#5	#7
Fireplaces	#1	#0	#0
Fireplace	Gas		
Family Room		Yes	Yes
Dining Room Feat	Walkout	Other	Wood Floor
Heating	Forced Air, Gas	Gas	Forced Air, Gas
Cooling	Central Air	Central Air	Ceiling Fans, Central Air
New Construction	No	Yes	Yes
Total Amount	\$3940.00	\$3665.00	\$3665.00
Semi-Annual Taxes	of record	Of Record	New Construction
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 Realty Phone: 513-300-4090 Broker Lic.: 0700413826

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Listings as of 01/04/23 at 10:16am

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

Suburb (SIC)
Year Built
Beds | Baths
Suburb
District
Schools
Original Price
Showing Start Date
Listing Price
DOM/CDOM
Suburb
Subdivision
Levels
Construction
Basement
Basement Feat
Garage Spaces
Garage/Carport
Total Rooms
Fireplaces
Fireplace
Family Room
Dining Room Feat
Heating
Cooling
New Construction
Total Amount
Semi-Annual Taxes
Bathroom Level 1
Bedroom Level 1
Gas
Primary Water Source

1760898
 Residential
 Single Family
 Active
 5107 Pedigree Ct
 Liberty Twp 45011
 Butler-E16
 4,820
 1.1695 Approx Acres
 1.1695

 Liberty Twp.
 1980
 4 | 4 (3 1)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 635,000
 12/20/22
 635,000
 15/109
 Liberty Twp.
 Carriage Hill
 Two
 Wood Siding
 Full
 Concrete Floor, Glass Blk Wind
 #2
 Garage Attached, Oversized, Re
 #11
 #2
 Gas, Stone, Wood
 Yes
 Chair Rail, Chandelier, Wood F
 Forced Air, Gas
 Central Air
 No
 \$1300.00
 7633
 Yes
 Yes
 Natural
 Public

1749489
 Residential
 Single Family
 Active
 6030 Northlake Ct
 Liberty Twp 45011
 Butler-E16
 0
 0.3552 Approx Acres
 0.3552

 Liberty Twp.
 New
 4 | 4 (3 1)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 809,600
 08/10/22
 809,600
 147/147
 Liberty Twp.
 Carriage Hill
 One
 Brick, Stone, Vinyl Siding
 Full
 Part Finished, WW Carpet
 #3
 Garage Attached, Side
 #8
 #1
 Gas

 Wood Floor
 Forced Air, Gas
 Central Air
 Yes
 \$108.00
 Of Record
 Yes
 Yes
 Natural
 Public

1759146
 Residential
 Single Family
 Active
 5984 Trotters Wy
 Liberty Twp 45011
 Butler-E16
 0
 0.2720 Approx Acres
 0.2720

 Liberty Twp.
 New
 3 | 3 (3 0)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 838,000
 11/21/22
 838,000
 44/44
 Liberty Twp.
 Carriage Hill
 One
 Brick, Stone
 Full
 Finished, Vinyl Floor
 #3
 Built in
 #8
 #1
 Gas
 No
 Built-ins, Chandelier, Laminat
 Gas Furn EF Rtd 95%+
 Central Air, SEER Rated 13-15
 Yes
 \$1320.00
 Of Record
 Yes
 Yes
 Natural
 Public

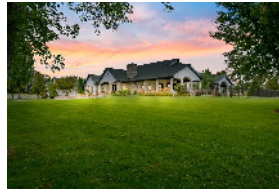
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Listing #	1755306	1753339	1756252
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Active	Active	Sold
Street Address	6144 Trotters Wy	5342 Carriage House Blvd	5869 Alder Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45044 Butler-E16
Sq Ft (approx)	3,706	0	4,115
Lot Sq Ft (approx)	0.2414 Approx Acres 0.2414	4.3940 Approx Acres 4.3940	0.3305 Approx Acres 0.3305
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	2016	1988	2004
Beds Baths	4 4 (3 1)	4 6 (4 2)	4 4 (3 1)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	950,000	1,599,000	450,000
Showing Start Date	10/14/22	09/22/22	10/31/22
Listing Price	898,000	1,599,000	450,000
Selling Date			12/09/22
Selling Price			450,000
Financing			Conv
DOM/CDOM	82/82	104/104	10/10
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Carriage Hill	Carriage Hill	
Levels	One	Two	Two
Construction	Brick, Stone	Brick, Stone	Brick
Basement	Full	Full	Full
Basement Feat	Finished, Walkout, WW Carpet,	Finished, Walkout	Finished
Garage Spaces	#2	#4	#2
Garage/Carport	Garage Attached, Oversized	Built in, Garage Detached, Hea	Garage Attached
Total Rooms	#12	#12	#9
Fireplaces	#1	#3	#0
Fireplace	Gas, Stone	Brick, Gas, Wood	
Family Room	Yes	Yes	Yes
Dining Room Feat	Chandelier, Walkout, Wood Floo	Chandelier, Wood Floor, Other	WW Carpet
Heating	Forced Air, Gas	Forced Air, Gas	Forced Air, Gas
Cooling	Central Air	Central Air	Ceiling Fans, Central Air
New Construction	No	No	No
Total Amount	\$318.34	\$1300.00	\$425.00
Semi-Annual Taxes	4249	7113.01	Of record
Bathroom Level 1	Yes	Yes	Yes
Bedroom Level 1	Yes	Yes	No
Gas	Natural	Natural	Natural
Primary Water Source	Public	Public	Public

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

Suburb (SIC)
Year Built
Beds | Baths
Suburb
District
Schools
Original Price
Showing Start Date
Listing Price
Selling Date
Selling Price
Financing
DOM/CDOM
Suburb
Subdivision
Levels
Construction
Basement
Basement Feat
Garage Spaces
Garage/Carport
Total Rooms
Fireplaces
Fireplace
Family Room
Dining Room Feat
Heating
Cooling
New Construction
Total Amount
Semi-Annual Taxes
Bathroom Level 1
Bedroom Level 1
Gas
Primary Water Source

1726571
 Residential
 Single Family
 Sold
 4895 Arena Ct
 Liberty Twp 45011
 Butler-E16
 1,992
 0.1758 Approx Acres
 0.1758

 Liberty Twp.
 New
 2 | 2 (2 0)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 480,648
 01/12/22
 476,145
 07/15/22
 465,000
 Conv
 127/127
 Liberty Twp.
 Retreat at Carriage Hill
 One
 Brick, Other
 None
 #2
 Garage Attached, Rear
 #6
 #0
 Yes
 Forced Air, Gas
 Ceiling Fans, Central Air
 Yes
 \$3665.00
 New Construction
 Yes
 Yes
 Yes
 Natural
 Public

1726574
 Residential
 Single Family
 Sold
 4897 Arena Ct
 Liberty Twp 45011
 Butler-E16
 1,788
 0.1809 Approx Acres
 0.1809

 Liberty Twp.
 New
 3 | 3 (3 0)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 489,988
 01/12/22
 499,000
 05/20/22
 470,000
 Conv
 16/16
 Liberty Twp.
 Retreat at Carriage Hill
 Two
 Brick, Vinyl Siding
 None
 #2
 Garage Attached, Rear
 #7
 #0
 Yes
 Forced Air, Gas
 Ceiling Fans, Central Air
 Yes
 \$3665.00
 New Construction
 Yes
 Yes
 Yes
 Natural
 Public

1722476
 Residential
 Single Family
 Sold
 4899 Arena Ct
 Liberty Twp 45011
 Butler-E16
 1,883
 0.1265 Approx Acres
 0.1265

 Liberty Twp.
 New
 2 | 2 (2 0)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 490,190
 11/15/21
 483,145
 08/11/22
 470,000
 Conv
 211/211
 Liberty Twp.
 Carriage Hill
 One
 Brick, Other
 Full
 Bath Rough-In, Concrete Floor,
 #2
 Garage Attached, Rear
 #5
 #1
 Stone
 Yes
 Wood Floor, Other
 Gas
 Central Air
 Yes
 \$3665.00
 Of Record
 Yes
 Yes
 Natural
 Public

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Listing #	1733450	1722486	1704624
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	5001 Arena Ct	5002 Arena Ct	5018 Arena Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	1,992	1,992	1,807
Lot Sq Ft (approx)	0.1758 Approx Acres 0.1758	0.1690 Approx Acres 0.1690	0.1256 Approx Acres 0.1256
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	New	New	New
Beds Baths	2 2 (2 0)	2 2 (2 0)	2 2 (2 0)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	498,000	527,706	507,200
Showing Start Date	03/29/22	11/15/21	06/17/21
Listing Price	498,000	499,000	498,000
Selling Date	06/06/22	10/28/22	04/22/22
Selling Price	488,000	499,000	500,150
Financing	Conv	Conv	VA L
DOM/CDOM	30/30	303/303	257/257
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Retreat at Carriage Hill	Retreat at Carriage Hill	Retreat at Carriage Hill
Levels	One	One	One
Construction	Stone, Vinyl Siding	Brick, Other	Brick, Other
Basement	None	Full	Full
Basement Feat		Bath Rough-In, Concrete Floor,	Bath Rough-In, Concrete Floor,
Garage Spaces	#2	#2	#2
Garage/Carport	Garage Attached	Garage Attached, Rear	Garage Attached, Rear
Total Rooms	#6	#6	#6
Fireplaces	#0	#0	#0
Fireplace			
Family Room	Yes	Yes	Yes
Dining Room Feat	Chandelier, Other		
Heating	Forced Air, Gas	Forced Air, Gas	Forced Air, Gas
Cooling	Ceiling Fans, Central Air	Ceiling Fans, Central Air	Ceiling Fans, Central Air
New Construction	Yes	Yes	Yes
Total Amount	\$3665.00	\$3665.00	\$3665.00
Semi-Annual Taxes	New Construction	New Construction	New Construction
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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Listing #	1721417	1704634	1721421
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	5010 Arena Ct	5020 Arena Ct	5008 Arena Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	1,883	2,011	1,788
Lot Sq Ft (approx)	0.1690 Approx Acres 0.1690	0.1738 Approx Acres 0.1738	0.1217 Approx Acres 0.1217
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	New	New	New
Beds Baths	2 2 (2 0)	3 3 (3 0)	3 3 (3 0)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	533,638	566,242	554,562
Showing Start Date	11/04/21	06/17/21	11/04/21
Listing Price	533,000	566,242	548,000
Selling Date	06/09/22	02/25/22	05/11/22
Selling Price	533,000	543,137	548,000
Financing	Conv	Othe	Cash
DOM/CDOM	186/186	194/194	155/155
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Carriage Hill	Retreat at Carriage Hill	Retreat at Carriage Hill
Levels	One	One	One
Construction	Brick, Other	Brick, Vinyl Siding	Brick, Vinyl Siding
Basement	Full	Full	Full
Basement Feat	Bath Rough-In, Concrete Floor,	Concrete Floor, Finished	Bath Rough-In, Concrete Floor,
Garage Spaces	#2	#2	#2
Garage/Carport	Garage Attached, Rear	Garage Attached, Rear	Garage Attached, Rear
Total Rooms	#5	#8	#7
Fireplaces	#0	#1	#0
Fireplace		Gas	
Family Room	Yes	Yes	Yes
Dining Room Feat	Other	Chandelier, Wood Floor	
Heating	Gas	Forced Air, Gas	Forced Air, Gas
Cooling	Central Air	Ceiling Fans, Central Air	Ceiling Fans, Central Air
New Construction	Yes	Yes	Yes
Total Amount	\$3665.00	\$3665.00	\$3665.00
Semi-Annual Taxes	Of Record	New Construction	New Construction
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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Listing #	1732690	1732700	1730759
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	4998 Arena Ct	4994 Arena Ct	5012 Arena Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	3,402	3,523	0
Lot Sq Ft (approx)	0.1265 Approx Acres 0.1265	0.1690 Approx Acres 0.1690	0
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	New	New	New
Beds Baths	4 4 (4 0)	4 4 (4 0)	2 4 (4 0)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	632,737	640,642	583,279
Showing Start Date	03/22/22	03/22/22	02/25/22
Listing Price	593,000	582,000	583,279
Selling Date	08/26/22	09/16/22	02/25/22
Selling Price	580,000	582,000	583,279
Financing	Cash	Conv	Conv
DOM/CDOM	143/143	153/153	0/0
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Retreat at Carriage Hill	Retreat at Carriage Hill	
Levels	Two	Two	Two
Construction	Brick, Vinyl Siding	Brick, Vinyl Siding	Fiber Cement
Basement	Full	Full	Full
Basement Feat	Bath Rough-In		
Garage Spaces	#2	#2	#2
Garage/Carport	Garage Attached, Rear	Garage Attached, Rear	Garage Attached
Total Rooms	#8	#9	#9
Fireplaces	#1	#1	#0
Fireplace	Gas	Gas	
Family Room	Yes	Yes	
Dining Room Feat			
Heating	Forced Air, Gas	Forced Air, Gas	Gas
Cooling	Ceiling Fans, Central Air	Ceiling Fans, Central Air	Central Air
New Construction	Yes	Yes	Yes
Total Amount	\$3665.00	\$3665.00	\$220.00
Semi-Annual Taxes	New Construction	New Construction	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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Listing #	1721368	1707793	1721294
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	5012 Arena Ct	4882 Breeders Cup Cir	5014 Arena Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	2,556	2,179	1,992
Lot Sq Ft (approx)	0.1738 Approx Acres 0.1738	0.2114 Approx Acres 0.2114	0.1265 Approx Acres 0.1265
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	New	New	New
Beds Baths	2 2 (2 0)	3 2 (2 0)	2 2 (2 0)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	572,373	530,303	539,067
Showing Start Date	11/03/21	07/13/21	11/03/21
Listing Price	572,373	590,036	539,067
Selling Date	02/25/22	02/25/22	03/25/22
Selling Price	583,279	585,000	591,004
Financing	Conv	Conv	Cash
DOM/CDOM	2/2	83/83	14/14
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Retreat at Carriage Hill	Carriage Hill	Retreat at Carriage Hill
Levels	Two	One	One
Construction	Brick, Vinyl Siding	Brick, Other	Brick, Other
Basement	Full	Full	Full
Basement Feat	Bath Rough-In, Concrete Floor,	Bath Rough-In, Concrete Floor,	Bath Rough-In, Concrete Floor,
Garage Spaces	#2	#2	#2
Garage/Carport	Garage Attached, Rear	Front, Garage Attached	Garage Attached, Rear
Total Rooms	#7	#9	#6
Fireplaces	#1	#0	#0
Fireplace	Gas		
Family Room	Yes	Yes	Yes
Dining Room Feat	Chandelier, Wood Floor	Chandelier, Wood Floor	Wood Floor, Other
Heating	Forced Air, Gas	Forced Air, Gas	Forced Air, Gas
Cooling	Ceiling Fans, Central Air	Ceiling Fans, Central Air	Ceiling Fans, Central Air
New Construction	Yes	Yes	Yes
Total Amount	\$3665.00	\$3175.00	\$3665.00
Semi-Annual Taxes	New Construction	New Construction	New Construction
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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Listing #	1726566	1734968	1724408
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	5004 Arena Ct	6264 Coach Light Cir	6035 Northlake Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	1,992	3,691	0
Lot Sq Ft (approx)	0.1738 Approx Acres 0.1738		0.5165 Approx Acres 0.5165
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	New	2015	New
Beds Baths	3 3 (3 0)	4 4 (3 1)	4 4 (3 1)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	595,524	672,500	729,900
Showing Start Date	01/12/22	01/07/22	12/10/21
Listing Price	615,695	672,500	734,900
Selling Date	06/30/22	01/07/22	03/18/22
Selling Price	610,585	672,500	734,464
Financing	Conv	Conv	Conv
DOM/CDOM	126/126	0/0	0/3
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Retreat at Carriage Hill	Carriage Hill	Carriage Hill
Levels	Two	One	Two
Construction	Brick, Other	Brick	Brick, Vinyl Siding
Basement	Full	Full	Full
Basement Feat	Bath Rough-In, Concrete Floor,		Bath Rough-In, Other
Garage Spaces	#2	#2	#3
Garage/Carport	Garage Attached, Rear	Built in, Garage Attached	Garage Attached, Side
Total Rooms	#6	#9	#8
Fireplaces	#0	#1	#1
Fireplace		Brick, Gas	Gas, Stone
Family Room	Yes	Yes	No
Dining Room Feat			
Heating	Forced Air, Gas	Forced Air, Gas	Forced Air, Gas
Cooling	Ceiling Fans, Central Air	Central Air	Central Air
New Construction	Yes	No	Yes
Total Amount	\$3665.00	\$255.00	\$86.00
Semi-Annual Taxes	New Construction	\$4760	Not Assessed
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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3-Up Comparison Report

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Listing #	1725978	1728105	1730988
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	5038 Breeders Cup Cir	6025 Northlake Ct	5501 Whispering Brook Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	0	0	3,244
Lot Sq Ft (approx)	0.2481 Approx Acres 0.2481	0.5365 Approx Acres 0.5365	0.6100 Approx Acres 0.6100
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	2020	New	2014
Beds Baths	4 4 (3 1)	4 4 (3 1)	5 4 (3 1)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	735,000	739,400	725,000
Showing Start Date	01/05/22	02/02/22	03/10/22
Listing Price	735,000	739,400	725,000
Selling Date	02/23/22	05/13/22	04/26/22
Selling Price	735,000	743,025	745,000
Financing	Othe	Conv	Conv
DOM/CDOM	1/1	0/1	5/5
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Carriage Hill	Carriage Hill	Carriage Hill
Levels	One	One	Two
Construction	Brick	Brick, Stone	Fiber Cement, Brick
Basement	Full	Full	Full
Basement Feat	Finished, Other	Finished, WW Carpet, Other	Finished, WW Carpet, Other
Garage Spaces	#3	#3	#3
Garage/Carport	Garage Attached	Garage Attached, Oversized, Si	Garage Attached, Oversized
Total Rooms	#12	#9	#12
Fireplaces	#0	#1	#1
Fireplace		Gas, Stone	Electric
Family Room	Yes	Yes	No
Dining Room Feat		Chair Rail, Chandelier, Wood F	Chandelier, Walkout, Wood Floo
Heating	Forced Air, Gas	Forced Air, Gas	Forced Air, Gas
Cooling	Central Air	Central Air	Central Air
New Construction	No	Yes	No
Total Amount	\$3820.00	\$85.41	\$1100.00
Semi-Annual Taxes	5195.00	Not Assessed	4563
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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Listing #
Property Type
Property Subtype
Status
Street Address
Tax Dist/Municipal. & Area
Sq Ft (approx)
Lot Sq Ft (approx)

Suburb (SIC)
Year Built
Beds | Baths
Suburb
District
Schools
Original Price
Showing Start Date
Listing Price
Selling Date
Selling Price
Financing
DOM/CDOM
Suburb
Subdivision
Levels
Construction
Basement
Basement Feat
Garage Spaces
Garage/Carport
Total Rooms
Fireplaces
Fireplace
Family Room
Dining Room Feat
Heating
Cooling
New Construction
Total Amount
Semi-Annual Taxes
Bathroom Level 1
Bedroom Level 1
Gas
Primary Water Source

1729546
 Residential
 Single Family
 Sold
 6110 Northlake Ct
 Liberty Twp 45011
 Butler-E16
 0
 0.5264 Approx Acres
 0.5264

 Liberty Twp.
 New
 3 | 2 (2 0)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 714,584
 02/19/22
 714,584
 06/29/22
 746,736
 Conv
 0/0
 Liberty Twp.
 Carriage Hill
 One
 Brick, Stone
 Full
 Bath Rough-In, Other
 #2
 Garage Attached, Oversized, Si
 #7
 #1
 Gas, Stone
 No
 Chair Rail, Chandelier, Wood F
 Forced Air, Gas
 Central Air
 Yes
 \$85.41
 Not Assessed
 Yes
 Yes
 Yes
 Natural
 Public

1732819
 Residential
 Single Family
 Sold
 6160 Northlake Ct
 Liberty Twp 45011
 Butler-E16
 0
 0.8400 Approx Acres
 0.8400

 Liberty Twp.
 New
 5 | 5 (4 1)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 821,045
 03/23/22
 821,045
 10/21/22
 839,478
 Conv
 0/0
 Liberty Twp.
 Carriage Hill
 Two
 Fiber Cement, Brick, Stone
 Full
 Finished, WW Carpet, Other
 #3
 Garage Attached
 #10
 #1
 Gas, Stone
 No
 Other
 Forced Air, Gas
 Central Air
 Yes
 \$86.00
 Of Record
 Yes
 Yes
 Yes
 Natural
 Public

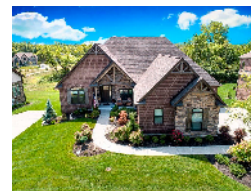
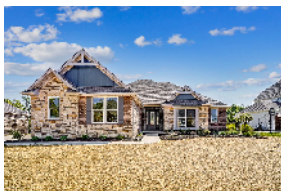
1747663
 Residential
 Single Family
 Sold
 6505 Walnut Point Wy
 Liberty Twp 45011
 Butler-E16
 4,065
 0.3715 Approx Acres
 0.3715

 Liberty Twp.
 2021
 4 | 5 (4 1)
 Liberty Twp.
 Lakota Local SD
 ELEM: Call SD 513-874-5505
 899,900
 07/25/22
 874,900
 11/14/22
 850,000
 Conv
 56/97
 Liberty Twp.
 Three+
 Fiber Cement, Brick, Stone
 Full
 Finished, Other
 #3
 Garage Attached, Side
 #21
 #1
 Gas
 Yes
 Wood Floor
 Gas
 Central Air
 No
 \$1300.00
 Of Record
 Yes
 No
 Natural
 Public

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Listings as of 01/04/23 at 10:16am

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Listing #	1734320	1732189	1723760
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	6170 Northlake Ct	6059 Winding Creek Blvd	5259 Belgium Ct
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	0	5,697	4,023
Lot Sq Ft (approx)	0.7791 Approx Acres 0.7791	0.6738 Approx Acres 0.6738	0.3719 Approx Acres 0.3719
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	New	2012	2018
Beds Baths	4 4 (3 1)	4 5 (3 2)	4 3 (3 0)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	858,400	879,900	899,900
Showing Start Date	09/09/22	04/07/22	12/01/21
Listing Price	863,100	879,900	899,900
Selling Date	11/15/22	06/09/22	02/01/22
Selling Price	863,100	879,900	899,900
Financing	Conv	Conv	Othe
DOM/CDOM	29/29	9/9	28/142
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Carriage Hill	Carriage Hill	Carriage Hill
Levels	One	Two	One
Construction	Brick, Stone	Brick	Brick, Stone
Basement	Full	Full	Full
Basement Feat	Finished, Walkout	Finished, WW Carpet, Other	Finished, Part Finished, Vinyl
Garage Spaces	#3	#4	#3
Garage/Carport	Garage Attached, Side	Garage Attached, Oversized, Si	Front, Garage Attached, Oversi
Total Rooms	#10	#12	#10
Fireplaces	#1	#1	#1
Fireplace	Gas, Stone	Ceramic, Gas	Gas, Stone
Family Room		Yes	No
Dining Room Feat	Wood Floor	Chandelier, Window Treatment,	Chair Rail, Chandelier, Wood F
Heating	Forced Air, Gas	Forced Air, Gas, Zoned	Forced Air, Gas Furn EF Rtd 95
Cooling	Central Air	Central Air	Central Air
New Construction	Yes	No	No
Total Amount	\$86.00	\$1300.00	\$1300.00
Semi-Annual Taxes	Of Record	6, 579	5090.98
Bathroom Level 1	Yes	Yes	Yes
Bedroom Level 1	Yes	No	Yes
Gas	Natural	Natural	Natural
Primary Water Source	Public	Public	Public

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Listings as of 01/04/23 at 10:16am

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Listing #	1731150	1739736	1754075
Property Type	Residential	Residential	Residential
Property Subtype	Single Family	Single Family	Single Family
Status	Sold	Sold	Sold
Street Address	5506 Trails Run Ct	5193 Cavern Ct	6364 Coach House Wy
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	6,148	0	6,537
Lot Sq Ft (approx)	0.6558 Approx Acres 0.6558	0.6456 Approx Acres 0.6456	
Suburb (SIC)	Liberty Twp.	Liberty Twp.	Liberty Twp.
Year Built	2015	New	2016
Beds Baths	4 6 (5 1)	4 4 (3 1)	5 6 (4 2)
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	979,900	897,910	1,395,000
Showing Start Date	03/09/22	05/19/22	10/01/22
Listing Price	979,900	897,910	1,395,000
Selling Date	04/29/22	11/21/22	11/01/22
Selling Price	950,000	967,422	1,395,000
Financing	Conv	Cash	Cash
DOM/CDOM	10/10	0/0	5/5
Suburb	Liberty Twp.	Liberty Twp.	Liberty Twp.
Subdivision	Carriage Hill	Carriage Hill	
Levels	Two	One	Two
Construction	Brick, Stone, Other	Brick, Stone	Brick
Basement	Full	Full	Full
Basement Feat	Finished, Walkout, WW Carpet	Part Finished	Finished, Laminate Floor, Walk
Garage Spaces	#4	#3	#3
Garage/Carport	Built in, Oversized, Side, Tan	Garage Attached	Garage Attached, Side
Total Rooms	#0	#9	#14
Fireplaces	#1	#1	#1
Fireplace	Gas, Stone	Gas	Gas, Stone
Family Room	Yes		Yes
Dining Room Feat	Chair Rail, Chandelier, Window	Walkout, Wood Floor	Chair Rail, Chandelier, Wood F
Heating	Gas Furn EF Rtd 95%+, Variable	Forced Air, Gas	Forced Air, Gas
Cooling	Central Air	Central Air	Ceiling Fans, Central Air
New Construction	No	Yes	No
Total Amount	\$1300.00	\$86.00	\$1500.00
Semi-Annual Taxes	6435	Of Record	Of Record
Bathroom Level 1	Yes	Yes	Yes
Bedroom Level 1	No	Yes	Yes
Gas	Natural	Natural	Natural
Primary Water Source	Public	Public	Public

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Listings as of 01/04/23 at 10:16am

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Listing #	1712548	1749425
Property Type	Residential	Residential
Property Subtype	Single Family	Single Family
Status	Sold	Sold
Street Address	5343 Carriage House Blvd	6385 Coach House Wy
Tax Dist/Municipal. & Area	Liberty Twp 45011 Butler-E16	Liberty Twp 45011 Butler-E16
Sq Ft (approx)	0	10,177
Lot Sq Ft (approx)	0.7098 Approx Acres 0.7098	0.5800 Approx Acres 0.5800
Suburb (SIC)	Liberty Twp.	Liberty Twp.
Year Built	2019	2015
Beds Baths	5 6 (5 1)	7 9 (7 2)
Suburb	Liberty Twp.	Liberty Twp.
District	Lakota Local SD	Lakota Local SD
Schools	ELEM: Call SD 513-874-5505	ELEM: Call SD 513-874-5505
Original Price	1,890,000	1,999,000
Showing Start Date	08/17/21	08/19/22
Listing Price	1,748,000	1,999,000
Selling Date	03/01/22	10/17/22
Selling Price	1,610,000	1,850,000
Financing	Conv	Conv
DOM/CDOM	139/139	6/354
Suburb	Liberty Twp.	Liberty Twp.
Subdivision	Carriage Hill	Carriage Hills
Levels	Two	Two
Construction	Brick	Brick, Stone
Basement	Full	Full
Basement Feat	Finished	Finished, Fireplace, Walkout
Garage Spaces	#4	#4
Garage/Carport	Front, Garage Attached, Oversi	Built in, Oversized, Side
Total Rooms	#13	#11
Fireplaces	#2	#3
Fireplace	Gas, Stone	Ceramic, Gas, Stone
Family Room	Yes	Yes
Dining Room Feat	Window Treatment, Wood Floor	Chair Rail, Chandelier, Wood F
Heating	Forced Air, Gas	Forced Air
Cooling	Central Air	Ceiling Fans, Central Air, ENE
New Construction	No	No
Total Amount	\$1100.00	\$1100.00
Semi-Annual Taxes	5164.58	of record
Bathroom Level 1	Yes	Yes
Bedroom Level 1	Yes	Yes
Gas	Natural	Natural
Primary Water Source	Public	Public

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