

# Property Comparative Market Analysis

*Prepared for:*




Jerry and Brenda

*Property address:*  
11053 S TIPPECANOE  
South Jordan, UT 84095




*Prepared by:*  
Marty Gale

December 6, 2023

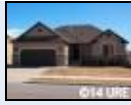
Properties ACTIVE

						
<b>Address:</b>	11053 S TIPPECANOE South Jordan, UT 84095		3954 W COPPER SEA COV... South Jordan, UT 84009		4967 W VINSANTO LN South Jordan, UT 84009	
	SUBJECT		COMP 1		COMP 2	
<b>MLS#:</b>			1896239		1967980	
<b>Status:</b>			ACTIVE		ACTIVE	
<b>List Price:</b>	N/A		\$624,990		\$672,000	
<b>Sold Price:</b>	N/A		N/A		N/A	
<b>DOM:</b>			105 days		20 days	
<b>Concessions:</b>			N/A		N/A	
<b>Sale Date:</b>						
<b>Bedrooms</b>	3	1000	3		4	-1000
<b>Full Baths</b>	2	5000	2		3	-5000
<b>¾ Baths</b>		3500	0			
<b>½ Baths</b>		2500	1	-2500		
<b>L4 SqFt</b>		65	0		0	
<b>L3 SqFt</b>		65	0		0	
<b>L2 SqFt</b>		65	0		0	
<b>L1 SqFt</b>	1373	65	1479	-6890	1504	-8515
<b>Bsmt 1 SqFt</b>	1393	10	1414	-210	1609	-2160
<b>Bsmt %Fin</b>	5	15	50	-9560.25	75	-17056.5
<b>Total SqFt</b>	2766		2893		3113	
<b>\$/Sold SqFt</b>	\$211/sqf		\$209		\$205	
<b>GL Area</b>	1373		1479		1504	
<b>Year BIt</b>	2009	500	2012	-1500	2015	-3000
<b>Garage Cap</b>	2	5000	2		2	
<b>Carport Cap</b>		1000	0		0	
<b>Acres</b>	0.16	43560	0.14	871.2	0.09	3049.2
<b>ACTIVE Adj. Total:</b>	\$621,759		\$605,201		\$638,318	
<b>Combined Adj. Total:</b>	\$582,569					

Properties SOLD

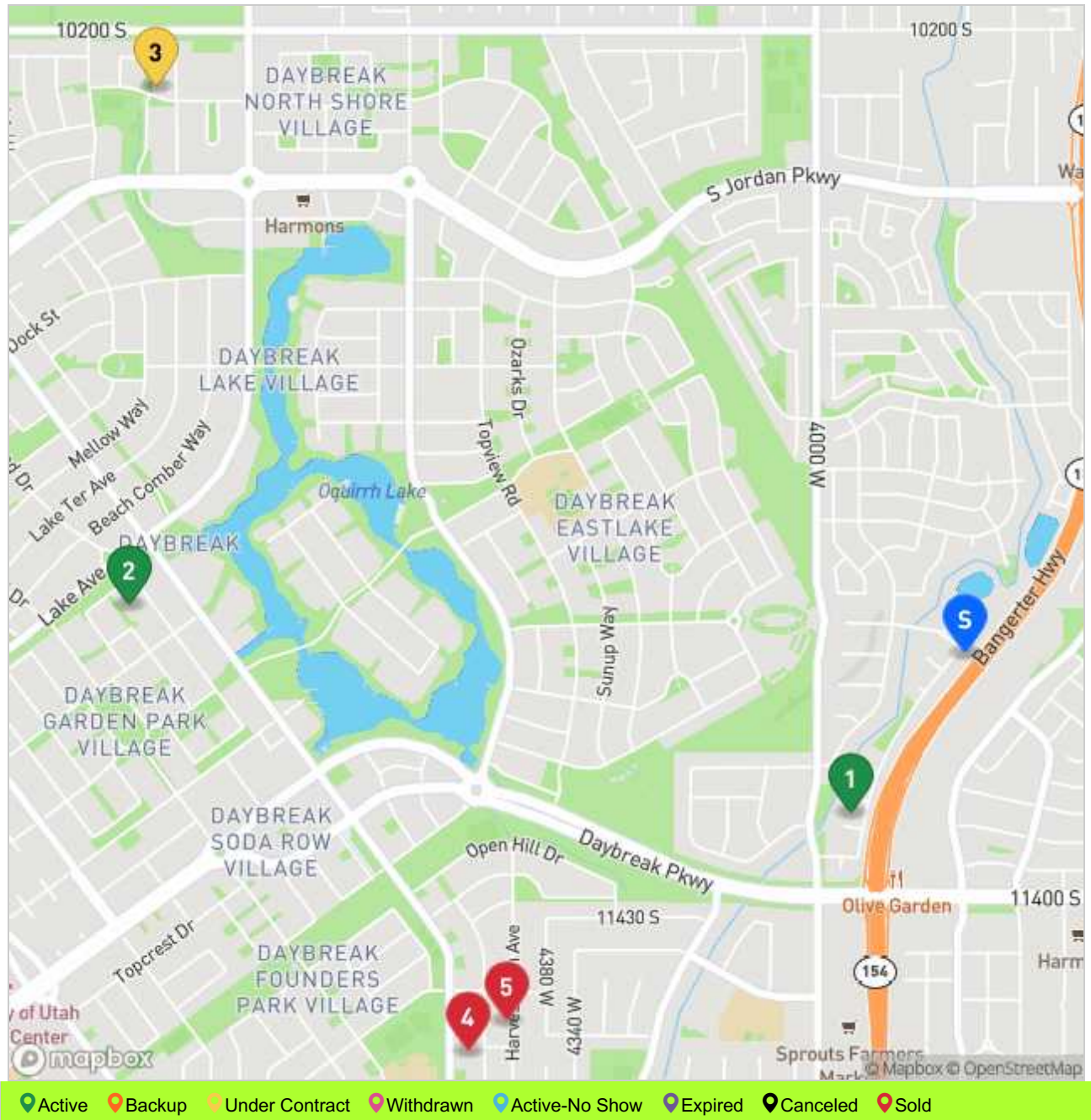
						
<b>Address:</b>	11053 S TIPPECANOE South Jordan, UT 84095		4483 W HARVEST SIDE LN South Jordan, UT 84009		11578 S HARVEST RAIN AVE South Jordan, UT 84009	
	SUBJECT		COMP 3		COMP 4	
<b>MLS#:</b>			1874135		1874104	
<b>Status:</b>			SOLD		SOLD	
<b>List Price:</b>	N/A		\$550,000		\$615,000	
<b>Sold Price:</b>	N/A		\$550,000		\$600,000	
<b>DOM:</b>			106 days		21 days	
<b>Concessions:</b>			\$5,000		N/A	
<b>Sale Date:</b>			06/09/2023		06/21/2023	
<b>Bedrooms</b>	3	1000	4	-1000	4	-1000
<b>Full Baths</b>	2	5000	3	-5000	2	
<b>¾ Baths</b>		3500			1	-3500
<b>½ Baths</b>		2500			0	
<b>L4 SqFt</b>		65	0		0	
<b>L3 SqFt</b>		65	0		0	
<b>L2 SqFt</b>		65	0		0	
<b>L1 SqFt</b>	1373	65	1408	-2275	1415	-2730
<b>Bsmt 1 SqFt</b>	1393	10	1366	270	1338	550
<b>Bsmt %Fin</b>	5	15	95	-18420.75	100	-19025.25
<b>Total SqFt</b>	2766		2774		2753	
<b>\$/Sold SqFt</b>	\$211/sqf		\$190		\$210	
<b>GL Area</b>	1373		1408		1415	
<b>Year Blt</b>	2009	500	2005	2000	2005	2000
<b>Garage Cap</b>	2	5000	2		2	
<b>Carport Cap</b>		1000	0		0	
<b>Acres</b>	0.16	43560	0.11	2178	0.13	1306.8
<b>SOLD Adj. Total:</b>	\$552,677		\$527,752		\$577,602	
<b>Combined Adj. Total:</b>	\$582,569					

Properties UNDER CONTRACT



<b>Address:</b>	11053 S TIPPECANOE South Jordan, UT 84095		4912 W VERMILLION DR South Jordan, UT 84009	
	SUBJECT		COMP 5	
<b>MLS#:</b>			1897571	
<b>Status:</b>			UNDER CONTRACT	
<b>List Price:</b>	N/A		\$580,000	
<b>Sold Price:</b>	N/A		N/A	
<b>DOM:</b>			91 days	
<b>Concessions:</b>			N/A	
<b>Sale Date:</b>				
<b>Bedrooms</b>	3	1000	4	-1000
<b>Full Baths</b>	2	5000	3	-5000
<b>¾ Baths</b>		3500	0	
<b>½ Baths</b>		2500	0	
<b>L4 SqFt</b>		65	0	
<b>L3 SqFt</b>		65	0	
<b>L2 SqFt</b>		65	0	
<b>L1 SqFt</b>	1373	65	1203	11050
<b>Bsmt 1 SqFt</b>	1393	10	1476	-830
<b>Bsmt %Fin</b>	5	15	95	-19988.25
<b>Total SqFt</b>	2766		2679	
<b>\$/Sold SqFt</b>	\$211/sqf		\$211	
<b>GL Area</b>	1373		1203	
<b>Year Blt</b>	2009	500	2013	-2000
<b>Garage Cap</b>	2	5000	2	
<b>Carport Cap</b>		1000	0	
<b>Acres</b>	0.16	43560	0.12	1742.4
<b>UNDER CONTRACT Adj. Total:</b>	\$563,974		\$563,974	
<b>Combined Adj. Total:</b>	\$582,569			

Property Listings



Subject:



Subject Range: \$582,569  
11053 S TIPPECANOE

1:



○ ACTIVE Residential  
Listing Price: \$624,990  
MLS#: 1896239  
2893 SqFt.  
3954 W Copper Sea Cove Cv  
South Jordan, UT 84009

2:



○ ACTIVE Residential  
Listing Price: \$672,000  
MLS#: 1967980  
3113 SqFt.  
4967 W Vinsanto Ln  
South Jordan, UT 84009

3:



○ UNDER CONTRACT Residential  
Listing Price: \$580,000  
MLS#: 1897571  
2679 SqFt.  
4912 W Vermillion Dr  
South Jordan, UT 84009

4:



○ SOLD Residential  
Sold Price: \$550,000  
MLS#: 1874135  
2774 SqFt.  
4483 W Harvest Side Ln  
South Jordan, UT 84009

5:



○ SOLD Residential  
Sold Price: \$600,000  
MLS#: 1874104  
2753 SqFt.  
11578 S Harvest Rain Ave  
South Jordan, UT 84009