



# THE QUANDT TEAM LLC

thequandtteam.com

## Valuation Report



### UPDATES/ Selling Features include:

- The lot is desirable due to there being no structures being visible from any window
- New Flooring
- New paint
- Floored attic for storage

Property Location  
4309 Crofton Ct  
Fort Wayne, IN 46835

Value Estimate  
\$173,750

Effective Date  
8/30/2024



## Carl Quandt

REALTOR® / LISTING SPECIALIST

carl@thequandtteam.com

260.210.2937







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4309 Crofton

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## COMPARABLES

	Subject	Comp 1	Comp 2	Comp 3
				
Address	4309 Crofton Ct Fort Wayne, IN 46835	4311 Crofton Ct Fort Wayne, IN 46835	4219 Crofton Ct Fort Wayne, IN 46835	6211 Crofton Dr Fort Wayne, IN 46835
Similarity	—	● ● ● 96	● ● ● 90	● ● ● 89
Distance	—	0.01 mi	0.05 mi	0.13 mi
Sale Date	—	2/22/2024	11/10/2023	7/12/2024
Sale Price	\$—	\$176,000	\$175,000	\$173,500
Sale Price/ft <sup>2</sup>	—/ft <sup>2</sup>	\$142/ft <sup>2</sup>	\$150/ft <sup>2</sup>	\$139/ft <sup>2</sup>
List Date	8/15/2024	2/3/2024	8/11/2023	6/12/2024
List Price	\$172,000	\$176,000	\$180,000	\$172,500
List Price/ft <sup>2</sup>	\$138/ft <sup>2</sup>	\$142/ft <sup>2</sup>	\$154/ft <sup>2</sup>	\$138/ft <sup>2</sup>
Bedrooms	2	2	2	2
Bathrooms	1.5	1.5	1.5	1.5
Square Feet	1,250 ft <sup>2</sup>	1,236 ft <sup>2</sup>	1,170 ft <sup>2</sup>	1,250 ft <sup>2</sup>
Lot Size	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	906 ft <sup>2</sup>
Property Type	Condo/villa	Condo/villa	Condo/villa	Condo/villa
Year Built	1986	1986	1984	1985
Listing Status	Pending	Closed	Closed	Closed
Subdivision	Sawmill Woods	Sawmill Woods	Sawmill Woods	Sawmill Woods



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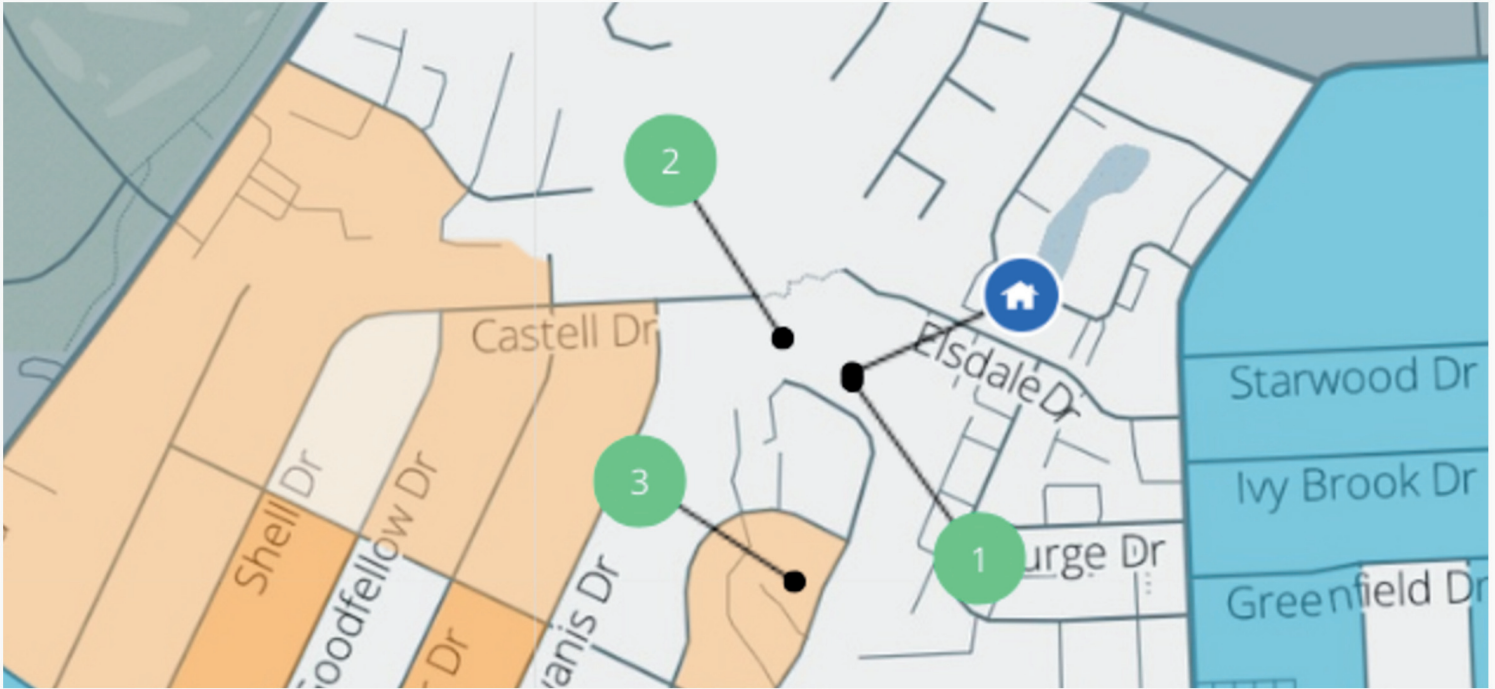
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## COMPARABLE MAP







Similarity

High Moderate Low Subject

Sales \$/ft<sup>2</sup>



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	4309 Crofton Ct	--	Pending	\$172,000	8/24/2024	2	1.5	1,250 ft <sup>2</sup>	-- ft <sup>2</sup>	Single Family Detached	1986
	4311 Crofton Ct Fort Wayne, IN 46835	0.01 mi	Closed	\$176,000	2/22/2024	2	1.5	1,236 ft <sup>2</sup>	-- ft <sup>2</sup>	Single Family Detached	1986
	4219 Crofton Ct Fort Wayne, IN 46835	0.05 mi	Closed	\$175,000	11/10/2023	2	1.5	1,170 ft <sup>2</sup>	-- ft <sup>2</sup>	Single Family Detached	1984
	6211 Crofton Dr Fort Wayne, IN 46835	0.13 mi	Closed	\$173,500	7/12/2024	2	1.5	1,250 ft <sup>2</sup>	906 ft <sup>2</sup>	Single Family Detached	1985

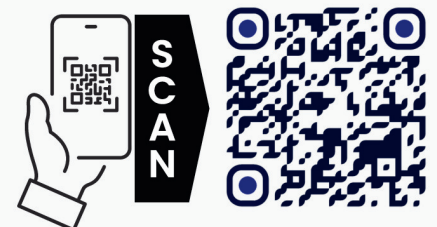


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