

Thomas Johnson  
**Taylor Properties**  
175 Admiral Cochrane Dr #111  
Annapolis MD 21401

10/22/2018

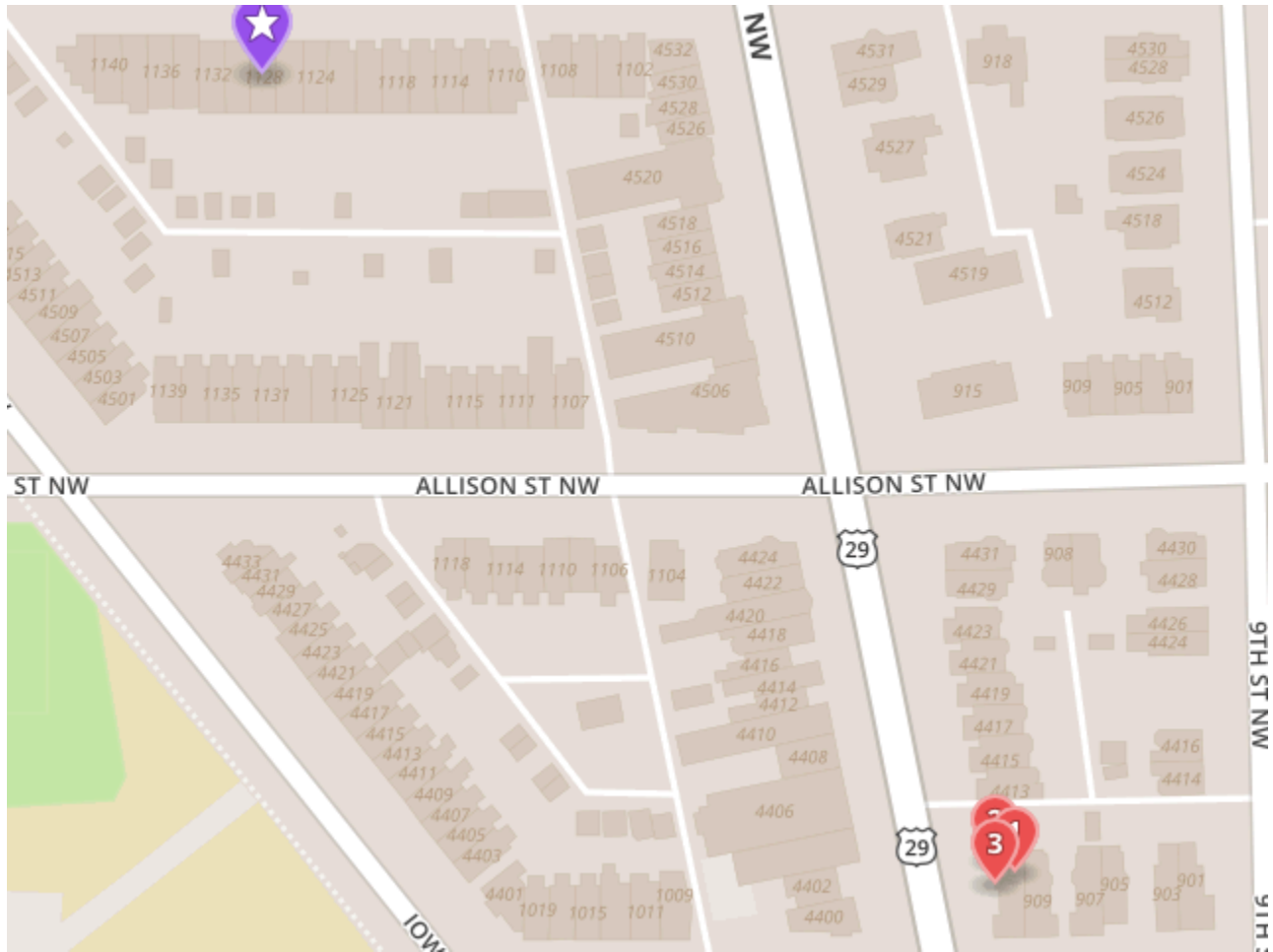
Dear Frank,

Thank you for your recent request to our office to obtain the assessed value of 1128 Buchanan ST NW Washington DC. We have attached a CMA report of the most recent comparables closest to this property, our findings showed 911 Webster ST NW Washington DC as the only comparable sold condos in the vicinity, please see the attached report for review. If you have any further questions please let me know I can be reach at 202-350-0961.

Best Regards,

**Thomas Johnson**

Thomas Johnson



	MLS #	Status	Address	Price
0	Subject		1128 Buchanan Street Northwest, Washington, District of Columbia 20011	
1	1000126073	S	911 WEBSTER ST NW #2	\$489,900
2	1000126115	S	911 WEBSTER ST NW #3	\$711,500
3	1000990977	S	911 WEBSTER ST NW #1	\$392,430

Status: S = Closed

**S 911 WEBSTER ST NW #2, Washington**

**\$489,900**

## Listing information

*Courtesy of GreenLine Real Estate, LLC*

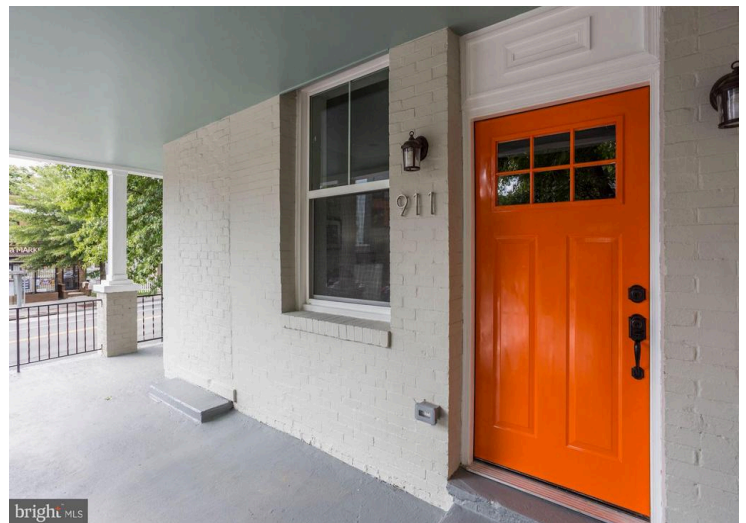
<b>MLS#:</b> 1000126073	<b>Beds:</b> 2	<b>SqFt:</b> 822	<b>Sold Date:</b> 12/4/17
<b>Status:</b> Closed	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2017	<b>DOM:</b> 91

## Features

**Accessibility:** Other **Association Fee Incl.:** Insurance, Common Area Maintenance, Reserve Funds, Sewer, Water **Construction Materials:** Combination, Brick **Cooling:** Central A/C **Fireplaces:** 0 **Heating:** Forced Air **Interior:** Kitchen - Gourmet, Breakfast Area, Floor Plan - Open **Other Structures:** Above Grade **Parking:** On-site - Sale, Garage **Sewer:** Public Sewer **Style:** Contemporary **Water Heater:** Electric **Virtual Tour:** <https://goo.gl/y67b6B>

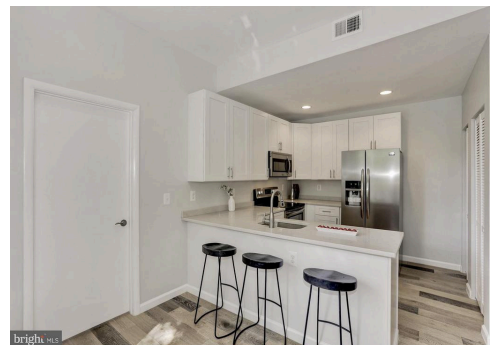
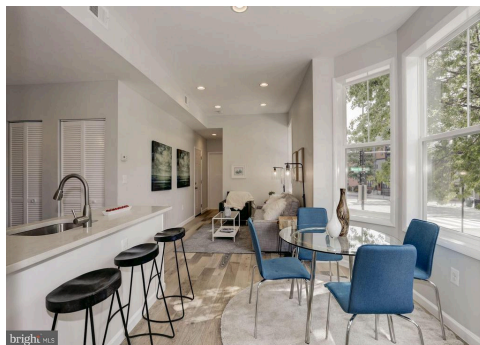
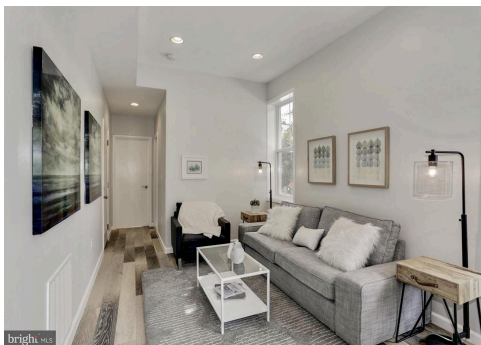
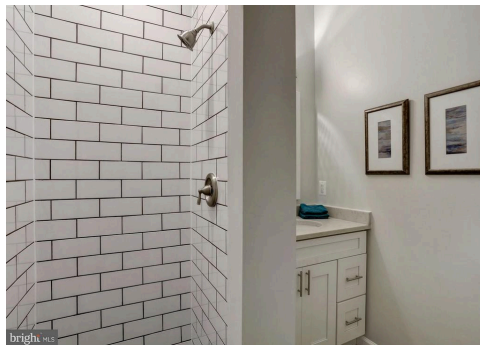
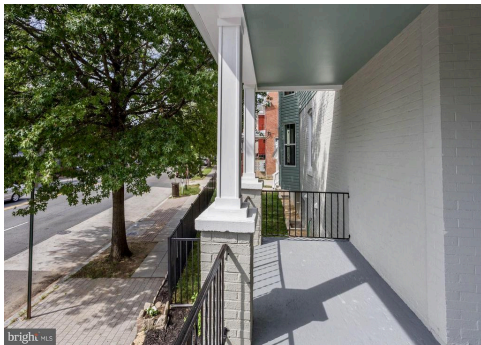
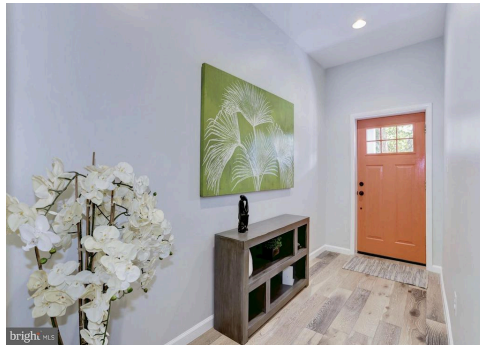
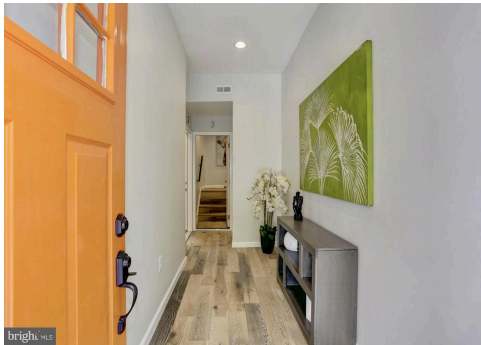
## Remarks

SOLD by GreenLineRE - Bright flat, open floor plan w/private front porch. Styled to the tastes of urban buyers, the modern finishes are understated and allow you to be bold. One of three new condos on a gorgeous corner lot in Petworth. Each with private outdoor space, yard, porch or roof deck. Secure garage parking available. 2BR or 3 BR layouts.



S 911 WEBSTER ST NW #2, Washington

\$489,900



# PROPERTY DETAILS

# MLS #1000126115

S **911 WEBSTER ST NW #3, Washington**

**\$711,500**

## Listing information

*Courtesy of GreenLine Real Estate, LLC*

<b>MLS#:</b> 1000126115	<b>Beds:</b> 3	<b>SqFt:</b> 1,408	<b>Sold Date:</b> 12/15/17
<b>Status:</b> Closed	<b>Baths:</b> 3.00	<b>YrBlit:</b> 2017	<b>DOM:</b> 91

## Features

**Accessibility:** Other **Association Fee Incl.:** Insurance, Water, Sewer **Basement:** Rear Entrance, Fully Finished **Construction Materials:** Combination, Brick **Cooling:** Central A/C **Fireplaces:** 0 **Heating:** Forced Air **Interior:** Kitchen - Gourmet, Kitchen - Island, Floor Plan - Open **Other Structures:** Above Grade **Parking:** Garage, On-site - Sale **Sewer:** Public Sewer **Style:** Contemporary **Water Heater:** Electric **Virtual Tour:** <https://goo.gl/y67b6B>

## Remarks

SOLD by GreenLineRE - Gorgeous multi-level penthouse w/private roof deck. Wide open living area flooded with light. Styled to the tastes of urban buyers, the modern finishes are understated and allow you to be bold. One of three new condos on a gorgeous corner lot in Petworth. Each with private outdoor space, yard, porch or roof deck. Secure garage parking available. 2BR or 3BR layouts.



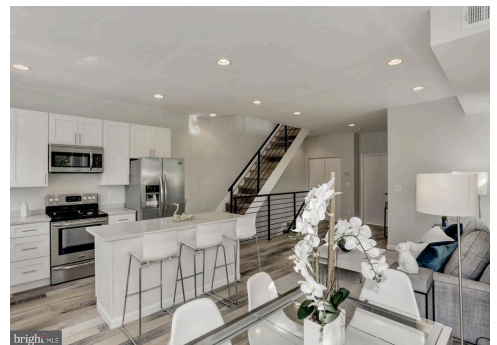
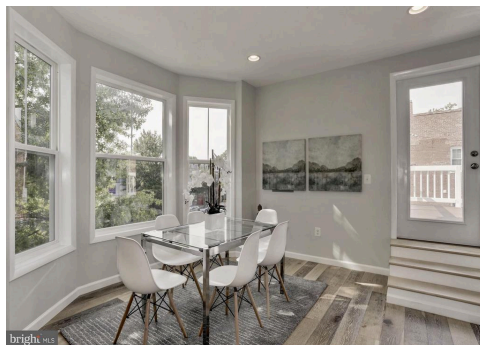
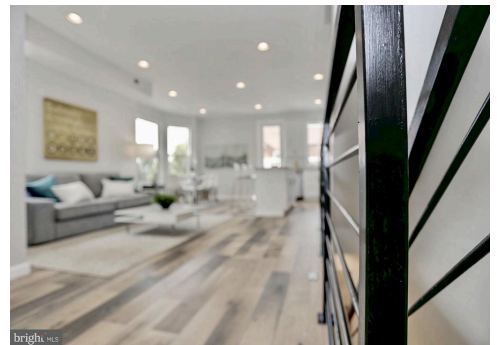
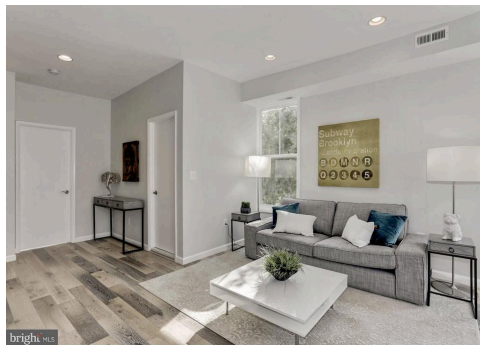
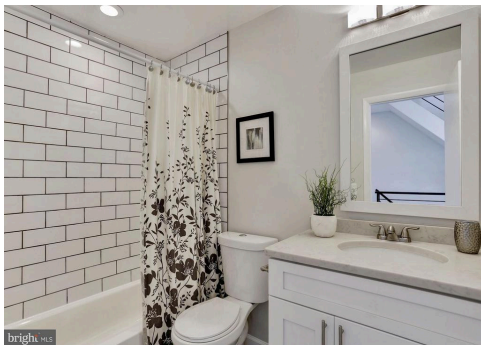
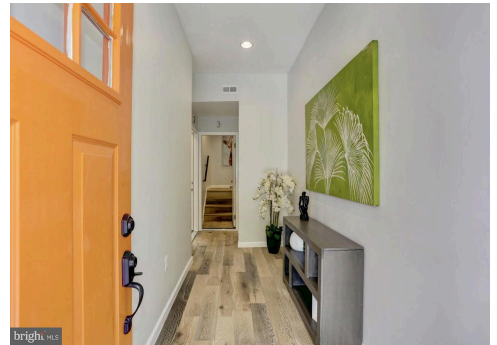
Information is deemed reliable but not guaranteed.

Source: MRIS

Thomas Johnson | Taylor Properties | 175 Admiral Cochrane Dr 111 Annapolis MD 21401 | Office: (301)613-2622

S 911 WEBSTER ST NW #3, Washington

\$711,500



# PROPERTY DETAILS

# MLS #1000990977

S **911 WEBSTER ST NW #1, Washington**

**\$392,430**

## Listing information

*Courtesy of GreenLine Real Estate, LLC*

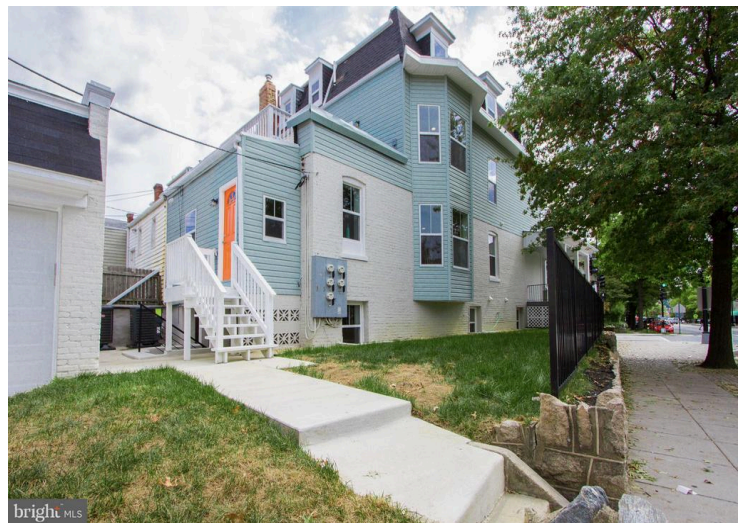
<b>MLS#:</b> 1000990977	<b>Beds:</b> 2	<b>SqFt:</b> 785	<b>Sold Date:</b> 12/11/17
<b>Status:</b> Closed	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2017	<b>DOM:</b> 75

## Features

**Accessibility:** Other **Association Fee Incl.:** Insurance, Common Area Maintenance, Reserve Funds, Sewer, Water **Construction Materials:** Combination, Brick **Cooling:** Central A/C **Fireplaces:** 0 **Heating:** Forced Air **Interior:** Kitchen - Gourmet, Breakfast Area, Floor Plan - Open **Other Structures:** Above Grade **Parking:** On-site - Sale, Garage **Sewer:** Public Sewer **Style:** Contemporary **Water Heater:** Electric

## Remarks

SOLD by GreenLineRE - Bright, new, with an open floor plan w/private side yard. Light-filled with tall ceilings & outdoor space. Sleek and modern finishes with a sensible layout. One of three new condos on a gorgeous corner lot in Petworth. Each with private outdoor space, yard, porch or roof deck. Secure garage parking available. 2BR or 3 BR layouts.



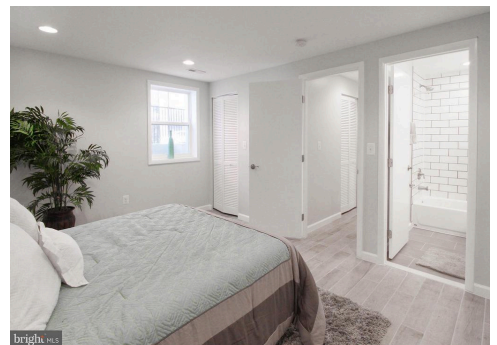
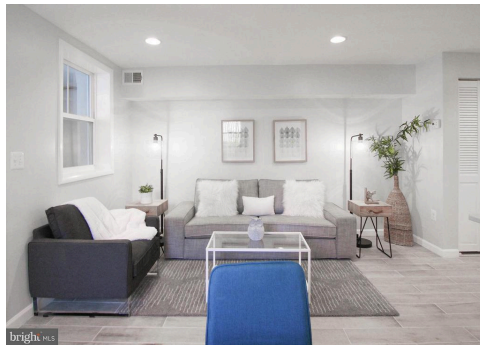
Information is deemed reliable but not guaranteed.

Source: MRIS

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S 911 WEBSTER ST NW #1, Washington

\$392,430





## Sold Listings

Number of listings	3
Lowest price	\$392,430
Average price	\$531,277
Highest price	\$711,500
Avg price per sqft	\$534
Avg DOM	85



## Sold Listings

Address	Sold Date	Sold Price	Zestimate	Difference
911 WEBSTER ST NW #2	12/4/17	\$489,900	\$473,718	-3.3%
911 WEBSTER ST NW #3	12/15/17	\$711,500	\$722,787	1.6%
911 WEBSTER ST NW #1	12/11/17	\$392,430		

Source: MRIS



# SOLD PROPERTY ANALYSIS

# ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
911 WEBSTER ST NW #2	\$489,900	\$489,900	100.0%	91	\$596
911 WEBSTER ST NW #3	\$679,900	\$711,500	104.6%	91	\$505
911 WEBSTER ST NW #1	\$380,900	\$392,430	103.0%	75	\$500
Sold Averages	\$516,900	\$531,277	102.8%	85	\$534



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2. **Now use that app to scan the QR code above.**

## Thomas Johnson

### Taylor Properties

Address 175 Admiral Cochrane Dr 111 Annapolis  
MD 21401

Office (301)613-2622

