

Occupancy Status: Unknown  
Condo or HOA Fees: No

Property Address: 6209 SOUTH WOLCOTT  
County: Cook  
Previous Owner: No  
Property Type Residential

### MOBILE HOME INFORMATION

Is it a single, double or triple wide home:

Is it attached to a foundation:

### SUBJECT PROPERTY INFORMATION

Year Built	Sq. Feet	Bed/Bath	Lot Size	Garage	Parking Spaces	Pool
			2976			

### GENERAL MARKETING

Current Marketing Condition for this Type of Property: Decreasing

Current General Marketing Conditions:

Normal Market Time in the Area: 84

Approximate Number of Comparable Units for sale in the neighborhood: 12

Homes in the Area are: Similar

Range of Values in neighborhood: \$ to

Range of Values for Comparable Listings: \$ to

How would you rate the neighborhood's pride of ownership: Fair

### SUBJECT MARKETABILITY

The Subject is an: Appropriate Improvement for the neighborhood

Subject's Neighborhood: Fair

Subject's Location type: Urban

Please List:

Possible Environmental Concerns: No

List Price: \$

Is the Subject currently listed? No

Listing Company Phone Number:

Name of Listing Company:

Has the property been on the market in the last 12 months? No

Probable Purchaser: Investor

Additional Comments:

The property is now a vacant land parcel. Statistics from the "Property Information" section above were prefilled and are now incorrect for the property type. The lot dimension size of 2976 is correct. There is a very low demand for vacant land properties.

Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value:

None

Item	Subject
Address	6209 SOUTH WOLCOTT
Property Type	Residential
Sale Price	
Original List Price	
List Price @ Sale	
Proximity to Subject	
Finance Type	
Price Per Sq. Ft.	
Sales or Financing Concessions	
Sales Date	
Days on Market	
Location	Urban
Lot Size	2976
Year Built	
Condition	Poor
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	
Basement Type	
Heating/Cooling Type and Condition	
Garage/Carport	
# Parking Spaces	
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted Sales Price	

### COMPARABLE LISTINGS

Item	Subject
Address	6209 SOUTH WOLCOTT
Property Type	Residential
List Price	
Original List Price	
Proximity to Subject	
Price Per Sq. Ft.	
Days on Market	
Location	Urban
Lot Size	2976
Year Built	
Condition	Poor
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	
Basement Type	
Heating/Cooling Type and Condition	
Garage/Carport	