

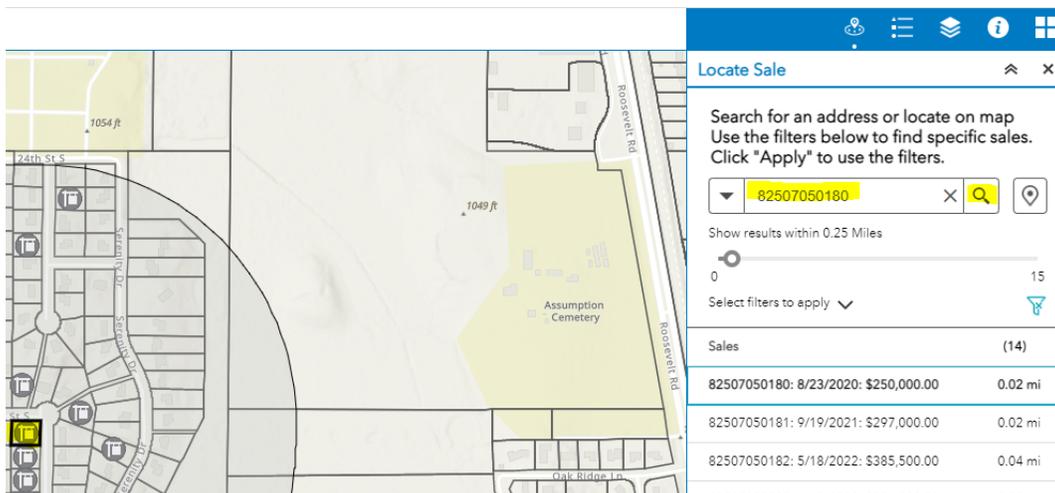
Sales Comp Finder

This map will allow you to search for sales that took place within the last 2 years, within the city limits of St. Cloud. You will be able to organize the sales by Sales Price, Property Classification (residential, commercial, industrial, etc.), Building Type (1 story, 2 story, apartment, office, land only, etc.), Square Footage, and Year Built, allowing you to find sales of properties that are similar to your home.

Below are instructions on how to effectively use the search functions to find similar properties to yours, along with their respective sales information.

Step 1: Searching for your property

Type in your Parcel ID number OR your address in the search bar on the right-hand side of the screen; select the magnifying glass to launch the search:



Locate Sale

Search for an address or locate on map
Use the filters below to find specific sales.
Click "Apply" to use the filters.

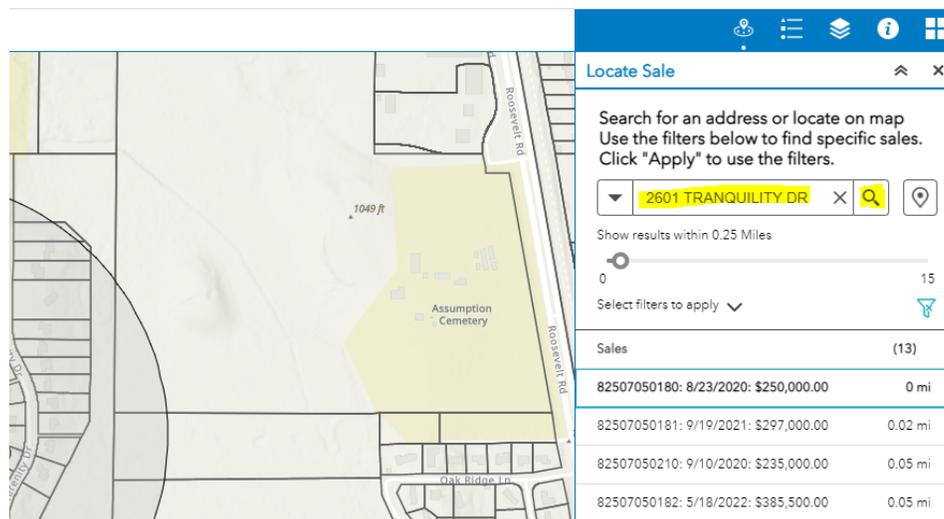
82507050180

Show results within 0.25 Miles

0 15

Select filters to apply

Sales	(14)
82507050180: 8/23/2020: \$250,000.00	0.02 mi
82507050181: 9/19/2021: \$297,000.00	0.02 mi
82507050182: 5/18/2022: \$385,500.00	0.04 mi



Locate Sale

Search for an address or locate on map
Use the filters below to find specific sales.
Click "Apply" to use the filters.

2601 TRANQUILITY DR

Show results within 0.25 Miles

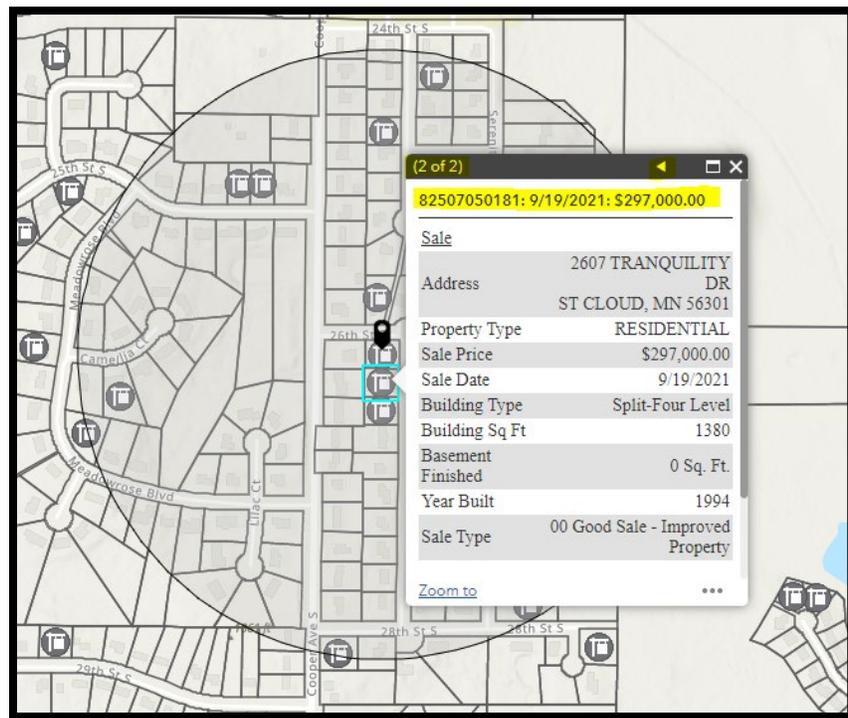
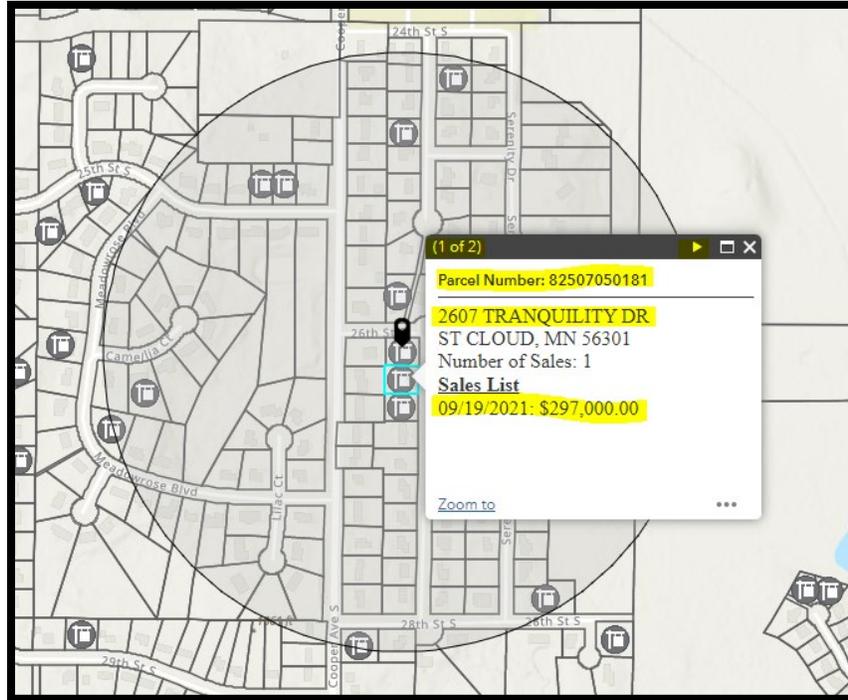
0 15

Select filters to apply

Sales	(13)
82507050180: 8/23/2020: \$250,000.00	0 mi
82507050181: 9/19/2021: \$297,000.00	0.02 mi
82507050210: 9/10/2020: \$235,000.00	0.05 mi
82507050182: 5/18/2022: \$385,500.00	0.05 mi

Once you hit the search button, sales flags will generate on the map, indicating that property has sold within the last two years. When you click on one of those sales flags, a new pop-up window will appear with the associated sales information.

**Please note that there may be 2 pages of information within each sale. One of the pages will provide general information (the address, the number of sales within the 2-year time-period, and the sales date & price). The other page will provide more detailed information regarding the property & the sale (list the property type, sales information, building type, year built, & square footage):*



Step 2: Narrowing your search results

It is best to compare your house to a similar house when looking for comparable properties. Items such as Property Class, Building Type, Building Square Footage*, and Year Built will be important. These added search filters can be selected to narrow your search results. Some of them are drop down items such as the Property Class (residential, commercial, industrial) and Building Type (one story, two story, etc.).

The screenshot shows a search interface titled "Locate Sale". At the top, it says "Search for an address or locate on map" and "Use the filters below to find specific sales. Click 'Apply' to use the filters." Below this is a search bar containing "2601 TRANQUILITY DR" with a search icon and a location pin icon. A distance filter is set to "Show results within 0.25 Miles" with a slider ranging from 0 to 15. There are several filter sections: "Sale Date is Between" with two date pickers; "Property Class is any of" with a dropdown menu showing "1 selected"; "Building Type is any of" with a dropdown menu showing "1 selected"; "Building Square Feet is between" with two input fields; and "Year Built is between" with two input fields. An "Apply" button is located at the bottom right of the filter section.

Keep in mind that the "Building Square Footage" amount is only calculating the finish amount **ABOVE grade (ground elevation & higher) and is not a total for the whole property (excludes basement finish, garages, out buildings, decks, patios, etc.).*

Example: The subject property is a Bi-Level with 1,085 square feet of finish above grade (ground level & higher), but also has about 1,000 square feet of finish on the lower level. When searching for properties with similar square footage, you'll want to use 900-1,200 square feet of finish (square feet of finish at ground level & above). Remember to not include the 1,000 square feet of basement finish in your search option, as this will yield inaccurate results, ultimately comparing your home to homes that could be much larger than your own.

When using the Sales Price, Building Square Footage and/or Year Built search options, you will need to enter a minimum and maximum amount for comparisons, and then select the Apply button.

The screenshot shows a web application window titled "Locate Sale". At the top, there is a search bar containing the address "2601 TRANQUILITY DR" and a search icon. Below the search bar, it says "Show results within 0.25 Miles" with a slider set to 0. There is a "Select filters to apply" section with a filter icon. The "Sales" filter is expanded, showing several options: "Sale Price is Between" (highlighted in yellow), "Sale Date is Between", "Property Class is any of" (with "1 selected"), "Building Type is any of" (with "1 selected"), "Building Square Feet is between" (highlighted in yellow), and "Year Built is between" (highlighted in yellow). An "Apply" button (highlighted in yellow) is located at the bottom right of the filter section.

Other tips:

1. You can zoom out by either using your roller on your mouse, or the +/- buttons on the map. Sometimes you may need to leave your specific neighborhood to find similar sales to your property.



2. Be mindful of the ranges you're using while searching.
 - Example: It is very unlikely that you'll find an exact square footage match to your property, so be sure to be mindful of the square footage range you select. For instance, if you have a one level rambler with 1,100 square feet above grade, try a range of 900 to 1,300 square feet. Creating a range like this will allow you to see how square footage can play a role in the fluctuation of sales prices.