

Broker's Price Opinion

Prepared for: Jim and Mary Buyerton
123 Any ST
Conyers, GA

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Item	Subject	Comp 1	Comp 2	Comp 3
Address	123 Any ST	242 Pleasant DR	456 Great LN	785 Meadow CT
Proximity to Subject		Grandview Estates 1.4 miles	Arbor Crest .6 miles	Meadow Hills .4 miles
Sales Price		\$177,000.00	\$178,900.00	\$150,000.00
Gross Living Area				
Data Source	mls/tax rcd	mls	mls	mls
Value Adjustment	Description	Description Adjustment	Description Adjustment	Description Adjustment
Type of Financing		fha/cc (\$1,500.00)	conv/cc (\$3,000.00)	conv \$0.00
Date of Sale/DOM		10-16-14/31 \$0.00	12-11-14/21 \$0.00	11-26-14/40 \$0.00
Location/Lot Size	burb/.23 ac	burb/.15 ac \$0.00	burb/.25 ac \$0.00	burb/.25 ac \$0.00
Site/View	level/good	level/good \$0.00	level/good \$0.00	level/good \$0.00
Design and Appeal	1-sty trad/good	2-sty trad/gd \$0.00	2-sty trad/gd \$0.00	ranch/good \$0.00
Construction Quality	wood/frame	wd/brck acc \$0.00	hp/brck acc \$0.00	alum/vinyl \$0.00
Age	20	18 (\$1,000.00)	19 (\$500.00)	18 (\$1,000.00)
Condition	avg	good (\$10,000.00)	good (\$10,000.00)	avg \$0.00
Room Count-T/BD/BA	7t/3bd/2ba	7t/3bd/2.5ba (\$1,500.00)	7t/3bd/2.5ba (\$1,500.00)	8t/3bd/2ba \$0.00
Gross Living Area	1834	2399 (\$11,300.00)	2355 (\$10,400.00)	1758 \$1,520.00
Basement/Below Grade	n/a	n/a \$0.00	n/a \$0.00	n/a \$0.00
Functional Utility	yes	yes \$0.00	yes \$0.00	yes \$0.00
Heating and Cooling	g/e	g/e \$0.00	g/e \$0.00	g/e \$0.00
Garage/Carport	2 car att	2 car att \$0.00	2 car att \$0.00	2 car att \$0.00
Porches/Patios/Pool	patio	patio \$0.00	patio \$0.00	patio \$0.00
Energy Efficiency	2 pn window	n/a \$2,000.00	n/a \$2,000.00	n/a \$2,000.00
Fireplaces	1	1 \$0.00	1 \$0.00	1 \$0.00
Other/Remodeling	n/a	n/a \$0.00	n/a \$0.00	n/a \$0.00
Net Adjustment Total		(\$23,300.00)	(\$23,400.00)	\$2,520.00
Indicated Value		\$153,700	\$155,500	\$152,520

Comp 1

242 Pleasant DR
Conyers, GA
Grandview Estates

\$177,000
10-16-14/31 days on market



March snapshot for Conyers, GA:

Average list price: \$289,900

Average sold price: \$265,000

Average days on market: 40

Number of sales: 41

Comp 2

456 Great LN
Conyers, GA
Arbor Crest

\$178,900
12-11-14/21 days on market



Comp 3

785 Meadow CT
Conyers, GA
Meadow Hills

\$150,000
11-26-14/40 days on market

