



**BROKER PRICE OPINION**

BORROWER: \_\_\_\_\_  
 LOAN #: \_\_\_\_\_

Property Address: 615 N 18<sup>th</sup> City: New Castle State: IN 47362  
 The above premises was inspected on: 09/14/2014 by: Mary Cordle  
 The property was:  Vacant  Occupied  
 Is the exterior in good repair?  Yes  No Is the house & yard free from debris?  Yes  No  
 Has the property been boarded, screened, or otherwise secured?  Yes  No Keybox  Yes  No  
 Has the property been vandalized?  Yes  No

Details:

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

Siding	1000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Color Exterior/Interior Photos Attached

**NEIGHBORHOOD DATA**

Property Values:  Increasing  Declining  Stable  
 Supply/Demand:  Shortage  Abundance  Normal  
 Marketing Time:  Under 3 Months  4 - 6 Months  Over 6 Months

Price Range: (Neighborhood) High \$59900 Low 14900  
 Number of houses in Direct Competition with Subject: 5 Number of sales in the past 6 months: 11  
 Appraisal/Room count provided by lender:  Yes  No

**SUBJECT PROPERTY**

Address	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
615 N 18 <sup>th</sup> St, New Castle, IN 47362	1 ½ Story	114	1352	7	3	1	No			

**CURRENT HOMES FOR SALE**

Competitive Listings	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
3310 S Memorial, New Castle, IN 47362	1 Story	59	1370	8	3	1	2 Att	14900	5/30/2014	101	3.5
1606 C Ave, New Castle, IN 47362	1 Story	114	1200	5	2	1	0	18000	5/30/2014	112	1.15
1404 S 17 <sup>th</sup> St, New Castle, IN 47362	1 Story	114	1088	6	2	1	None	18900	09/16/2014	101	1.44

### CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
1117 S 19 <sup>th</sup> St, New Castle, IN 47362	2 Story	114	1578	6	2	1	1 Det	16000	9000	4/10/2014	57	1.19
1611 S 14 <sup>th</sup> St, New Castle, IN 47362	1 Story	94	1350	7	2	1.5	1 Det	12500	13500	3/27/2014	9	1.62
921 S 16 <sup>th</sup> St, New Castle, IN 47362	1 ½ Story	114	1392	6	2	1	0	16900	14000	7/15/2014	101	1.28

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

### PROPERTY VALUES

For Ninety (90) Day Market Period: \_\_\_\_\_

As Is Condition: \$13000

Repaired: \$14000

For Thirty (30) Day Market Period: \_\_\_\_\_

Quick Sale: \$9000

Recommended List Price: \$15000

### MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?

\_\_\_\_\_

The area has experienced sever economic decline with large job losses and high unemployment. New Castle is a small rural farming community and county seat. There are limited local amenities.

What are the positives/negatives of the property?

\_\_\_\_\_

The exterior appears in average condition. I was able to look inside. The interior condition appears to need repairs. There is possible mold on walls and ceilings. If so, it may affect value.

How do the comps that were used compare to the subject?

\_\_\_\_\_

There were limited active comps in similar condition. The subject's value is most similar to the sold comps.

Note specific items that could be a potential problem:

\_\_\_\_\_

The interior condition is not known and may affect value.

Submitted By: Mary Cordle Company: ABC Realty

Phone: 765-621-7594 Fax: \_\_\_\_\_

Address: 9170 N Raider Road City/State: Middletown, IN Zip: 47356



**Checklist of Damages**

Is there any vandalism?: Yes  No  If yes, Where?

Is there any graffiti?: Yes  No  If yes, Where?

Is there any damage that appears to be caused by an act of nature?:  
Yes  No  If yes, Where?

Are there any broken windows?: Yes  No  If yes, Where?

Are there any broken doors?: Yes  No  If yes, Where?

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :  
Yes  No  If yes, Where?

What is the condition and approx. age of roof?:  
Yes  No  If yes, Where?

There were no visible damages to the roof

Is this home boarded? :  
Yes  No  If yes, Where?