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BROKER PRICE OPINION

BORROWER: _____
 LOAN #: _____

Property Address: 205 S 23rd 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	\$2000
roof	\$3000
windows	\$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: 22

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
205 S 23rd St, New Castle, IN 47362	Bungalow	114	996	6	2	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
314 S 5th, New Castle, IN 47362	Bungalow	114	1020	5	2	1	0	14900	8/8/2014	42	1.32
308 S 19 th St, New Castle, IN 47362	1 Story	114	1060	6	3	1	1 Att	16900	9/17/2014	2	.40
1404 S 17th, New Castle, IN 47362	Bungalow	114	1088	6	2	1	None	18900	09/16/2014	101	1.3

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
2340 Mill Ct, New Castle, IN 47362	1 Story	64	854	6	2	1	0	6900	6000	03/24/2014	87	7.21
2718 C Ave, New Castle, IN 47362	Ranch	114	884	5	1	1	0	9900	7000	5/28/2014	29	.82
1419 B Ave, New Castle, IN 47362	2 Story	114	1040	6	2	1	1 Att	4900	7500	6/20/2014	115	1.19

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: <u>\$7000</u>
_____	Repaired: <u>\$13000</u>
For Thirty (30) Day Market Period: _____	Quick Sale: <u>\$5000</u>
_____	Recommended List Price: <u>\$9000</u>

MARKETABILITY

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

The area has experienced severe 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? _____

Corner lot. Enclose porch. Privacy fence. Needs repairs. _____

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

There were limited active comps in similar condition. The sold comps are most similar to the subject. _____

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?**

Enclosed porch

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?**

The roof appears to need replaced

Is this home boarded? :

Yes No **If yes, Where?**