



Lien Investments 1, LLC

For Internal Tax Ease use only  Full BPO  Drive By Price \$ 130

Broker Price Opinion/Drive By

Kassy Parsons/BATR

4/11/2012

Agent

Date

Client/Contact

Drive By Only?  YES  NO

WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR:

(Note: Cash only if condition is not financeable)

Within 30 days "Quick Sale"	LIST \$	45,000	SELL \$	42,500
Within 60-90 days "AS-IS"	LIST \$	49,000	SELL \$	4,6000
Within 60-90 days with repairs	LIST \$	60,000	SELL \$	58,000
Monthly Rental Amount	LIST \$	500-550		

Lot Size/ Acreage: 1

Does the property have access to a water supply? yes

Subject Property: (IF LISTED, PLEASE GAIN ACCESS)

OVERALL CONDITION:  Good  Fair  Poor

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Listed?, Condition, Amenities)
	2536 Brown Ridge Rd Sandy Hook KY				unknown	\$ 55,000		not listed
TYPE		KITCHEN				DINING RM		ADD'L FEAT.
CARPET		FIREPLACE				FOUNDATION		HEAT
GARAGE		EXTERIOR				ROOF		VIEW
FENCE		POOL/SPA				ZONING		WELL/SEPTIC
PATIO		HOA DUES				TRACT NAME		

Please describe any other structures located on the property:

Directions to Property: \_\_\_\_\_ Access to Property: yes

A. IS PROPERTY OCCUPIED?  YES  NO (In doubt? Call electric co. to see if power is on)

If NO, was the property re-keyed?  YES  NO

B. List the positive features of the subject property which will improve marketability:

This is a beautiful place very nice and secluded.

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):

Ther is some garbage that needs to be cleaned up and the grass needs to be better taken care of.

D. Describe any negative neighborhood trends:

n/a

E. Other comments/recommendations:

Looks as if storms have put wholes all in the siding of this home. Needs to be repaired.



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**F. Regarding subject neighborhood:**

- Property Values Are:  Increasing  Stable  Declining  
 Supply of Property:  Increasing  Stable  Declining  
 Listings in Competition:  Zero to five  Six to ten  More than ten

**G. ESTIMATE OF REPAIRS: (If drive by – estimate exterior items)**

ITEM	LOCATION	Replace	Repair	Damaged	Missing	Worn	Agents Estimate
Siding		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$6,500
Exterior Trash out		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,00
Initial Lawn Service		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$200
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$

**H. Comparables**

**Current Listings (3 Most Comparable)**

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
04/09/2012	613 Ball Fork Rd. Pinsonfork, KY	3	1	44	1114	\$ 55,000	3	1 acres
01/18/2012	71 Starling Drive Louisa, KY	2	1	45	1120	\$ 59000	85	1 acres
01/05/2011	14 Knob Fork Road Pikeville, KY	3	1	62	1800	\$ 65,000	463	.75 acres

**Sold Within Last 12 Months (3 Most Comparable)**

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
11/08/2011	809 Euclid Ave. Paintsville, KY	3	1.75	53	1623	<del>\$ 55,000</del> 65,000	71	.5 acres Sold for \$60,000
10/20/2011	86 Frozen Fork Bevinville, KY	3	2	41	2000	\$ 48,000	100	.5 acres Sold for \$48,000
09/03/2011	65 Shady Lane Wittensville, KY	2	1	35	1333	\$ 65,000	201	1/2 acres lot Sold for \$52,000



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**CHECKLIST OF DAMAGES**

Property Address: 2536 Brown Ridge Road  
City: Sandy Hook State: Kentucky ZIP: 41171

- 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? Siding has holes all in it.
- Are there any broken windows?  YES  NO If YES, where? \_\_\_\_\_
- Are there any walls with holes larger than a quarter?  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? \_\_\_\_\_
- Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings?  YES  NO If YES, where? \_\_\_\_\_
- Are there any tears or holes in the carpet, linoleum or other floor coverings?  YES  NO If YES, where? \_\_\_\_\_
- Is there any missing carpet?  YES  NO If YES, where? \_\_\_\_\_
- Are there water marks on the ceiling or walls?  YES  NO If YES, where? \_\_\_\_\_
- Is there any torn, ripped or partially removed wallpaper or other wall coverings?  YES  NO If YES, where? \_\_\_\_\_
- Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater)  YES  NO If YES, where? \_\_\_\_\_
- Approximate age of roof: unknown
- Does there appear to be any damage to the roof?  YES  NO If YES, where? \_\_\_\_\_

Any additional information that is necessary not covered above?  
Exterior/Drive by Only