

## BROKER PRICE OPINION

**Stock #FLO300027**

**Parcel # 067-00-00-008.00**

Property Address: Simpson Br. City: Drift State: KY Zip Code: 41619

The above premises was inspected on: 08/01/2014 by: Millie Blair

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

Is there an HOA on this property?  Yes  No

Details:

Subject is vacant land, mostly hillside acreage. Land in this area values tend to be lower due to extreme remote area and distance to services, schools and shopping.

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

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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 \$75,000 Low \$8,500

Number of houses in Direct Competition with Subject: 0 Number of sales in the past 6 months: 5

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
<b>Simpson Br., Drift</b>	<b>VL 41 AC</b>									

### 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
<b>140 Brown Br., Paintsville</b>	<b>VL 34 AC</b>							<b>19,900</b>	<b>11/01/13</b>	<b>285</b>	<b>25.14</b>
<b>11111 Ashcamp Rd., Elkhorn City</b>	<b>VL 50 AC</b>							<b>45,000</b>	<b>07/26/14</b>	<b>18</b>	<b>20.24</b>
<b>119 Brunty Rd., Canada</b>	<b>VL 32.98 AC</b>							<b>29,900</b>	<b>07/25/12</b>	<b>749</b>	<b>25.05</b>

### 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

<b>60 Jim Maynard Br, Stanville</b>	<b>VL 18 AC</b>							<b>25,000</b>	<b>10,000</b>	<b>07/28/14</b>	<b>152</b>	<b>10.19</b>
<b>3443 KY 689, Flat Gap</b>	<b>VL 30 AC</b>							<b>25,000</b>	<b>25,000</b>	<b>12/06/13</b>	<b>116</b>	<b>32.35</b>
<b>00 Left Fork Little Paint, East Point</b>	<b>VL 17 AC</b>							<b>14,900</b>	<b>14,000</b>	<b>12/05/13</b>	<b>1266</b>	<b>17.18</b>

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:	<u>20,000</u>	As Is Condition:	<u>\$20,000</u>
		Repaired:	<u>\$20,000</u>
For Thirty (30) Day Market Period:	<u>15,000</u>	Quick Sale:	<u>\$15,000</u>
		Recommended List Price:	<u>\$22,900</u>

**MARKETABILITY**

What current market conditions will affect the sale of the home? Available financing? May qualify for conventional with 20% down or cash sale. Subject is in extreme rural area and distant to services, fair location and on the lower price point of comparable properties.

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What are the positives/negatives of the property? Positive is has privacy and large amount of property for a home and/or hunting, out door activities, etc.

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How do the comps that were used compare to the subject? Most comps are superior due to location. All comps are extreme rural. Most comparable comp was on market for very long extended marketing time. Subject is similar and will most likely remain for extended period if not priced competitively.

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Note specific items that could be a potential problem: No specific items known that could be a potential problem. Had to expand search to entire MLS coverage area due to lack of available comps. Had to expand search up to 12 months. Values have remained stable over the past 12 months. Most weight placed on sales comp 1 even though smaller acreage but similar location and price per acre.

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## 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?**

N/A

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

N/A

# Digital Photo Addendum



Front View



Street View



Other View

## Comparable Properties



Listing 1



Listing 2



Listing 3



Sold 1



Sold 2



Sold 3