

BROKER PRICE OPINION

					RROWE AN #:	R:								
Property Address:	88 Short Creek	Rd	City	:Hyden				State	e: KY 2	Zip Code: 4	1749			
The above premises v	-	8/8/2014		. <u>Hy</u> uch	by:	Da	vid Tap	_	. <u>IXI</u> 2	ыр со це.<u>ч</u>	114)			
The property was:	Vacan		Occupied		<i>o</i> y	Di	ivia rap.	icy						
s the exterior in good		₹ Yes	□ No	Is f	he house	& vard f	ree from	debris?	X Ye	. Г	No			
Has the property been		Yes	_	No		ox Yes								
Has the property been		Yes	No	Ш	168	Ľ	7 110	Keyu	0x1es					
Details: Older home														
Jetung. Older nome	e rocated in rry der	r remacky.												
	17. 1 6.			G.	111 . 1	1.1.		<u> </u>						
Exterior repairs neede None.	ed (in order of imp	oortance) to marke	et property.	. Give a	"best kno	owledge	estimat	e of cost	s. \$					
Tione.									\$					
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Color Exterior/In	terior Photos Atta	ched												
			EIGHB(ORHO	OD DA	TA								
Property Values:			☐ Increa	asing		☐ De	clining							
Supply/Demand:			Shortage			Ab	undance		Nor Nor	Normal				
Marketing Time:			_	r 3 Mont	ths	4 - 6 Months			Over 6 Months					
D	11\ II'.1.	00000 00	_	τ	15550				_					
Price Range: (Neighb Number of houses in			0	Low	15550		ımbar at	coloc in	the past 6 m	onthe	9			
	-	_				INI	illiber of	sales III	me past o m	onuis:				
Appraisal/Room cour	it provided by ien	der: Yes	⊠N	0										
			SUBJEC	T PR	OPERT	Y								
Address		Style	Age	SQ F	T # Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms			
									PVA has on	1				
88 Short Creek Rd I	Hyden Ky	Single Family	/	/	/	/	/	/	for					
									27300.00	<u> </u>				
		CUR	RENT I	HOME	S FOR	SALE								
Competitive Listings		Style	Age	SQ FT	# Rms # BI	Rs # Baths	Gar/CP	List Pri	ce List Date	Days on Market	Prox to Subject			
		1						1			· · · · · ·			

Could find nothing close to this listed in Hyden Ky.

	(CLOS	SED	PRO	PER	TIES							
Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/ CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject	
Paul JR Howard&Stacy Mosley 13 Mill Cr Lane Hyden Ky DB 190/31 on 6/18/2012		1		/	/	/	No	/	51600.00	6/18/2012		4 miles	
Hazel Osborbe Caldwell 260 Danio Br Rd Hyden Ky DB 87/176 o 12/14/13		1	1	/	/	/	No		41500.00	12/14/2013		3 Miles	
Please supply comps even if distance i							os, i.	e., no sal	es, etc.:				
		PRC	PEF	RTY V	VAL	UES							
For Ninety (90) Day Market Period: Stable For Thirty (30) Day Market Period: stable					As Is Condition: Repaired: Quick Sale: Recommended List Price					\$ 29 \$ 27	\$29500.00 \$29500.00 \$27000.00 ce: \$38500.00		
		MA	RKI	ETAB	BILI	ΓY							
What current market conditions will	affect the sale of th	e hon	ne? Av	vailable	e finai	ncing?		None					
What are the positives/negatives of the	ne property?												
							•	Negativ	e its close t	to other hor	mes.		
How do the comps that were used co	mpare to the subjec	et?											
Same style same area.													
Note specific items that could be a po	otential problem:												
		_1	Nothir	ıg.									
Submitted By: David Tapley				Co	ompai	ny:							
Phone: 6	06-307-9454			Fa	ıx:								
Address: 575 Sunset Blvd		_ Cit	y/Stat	e: <u>M</u>	ontice	ello KY				Zip: <u>4</u>	2633		



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?: 8 years and roof is ok. Yes □No □ If yes, Where?
Is this home boarded? : Yes □ No ☑ If yes, Where?