



**BROKER PRICE OPINION**

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

Property Address: 88 Short Creek Rd City: Hyden State: KY Zip Code: 41749

The above premises was inspected on: 8/8/2014 by: David Tapley

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: Older home located in Hyden Kentucky.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.	
None.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 90000.00 Low 15550.00

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

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
88 Short Creek Rd Hyden Ky	Single Family	/	/	/	/	/	/	PVA has on for 27300.00		

**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
Could find nothing close to this listed in Hyden Ky.											





### 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?