

BROKER PRICE OPINION

Stock #12INMADTL000102

Parcel #480117400003000036

Property Address: 1842 E 1700 N City: Summitville State: IN Zip Code: 46070

The above premises was inspected on: 12/18/2014 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

Is there an HOA on this property? Yes No

Details:

Vinyl sided one story home. Roof appears to need repair,. Yard is over grown. Detached garage is wood sided and appear to need repairs.

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

Roof	\$ 3000
Garage	\$ 2000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$5000 Low \$129900

Number of houses in Direct Competition with Subject: 7 Number of sales in the past 6 months: 8

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
1842 E 1700 N Summitville, IN 46070	1 Story	115	1488	6	3	1	2 Det			

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
221 E Church St Alexandria, IN 46001	1 Story	99	1212	6	2	1	0	35000	12/18/14	79	8.00
604 W Broadway St Alexandria, IN 46001	2 Story	115	1432	5	3	1.5	2 Det	35000	10/27/14	61	8.16
626 W Monroe St Alexandria, IN 46001	2 Story	115	1300	8	3	1	0	38500	10/09/14	75	8.07

CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/C P	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
311 W John St Alexandria, IN 46001	2 Story	94	1424	7	3	2	0	44000	30000	12/05/14	140	8.21
401 E Maple St Frankton	2 Story	114	1764	5	2	1	2 Det	35000	35000	11/20/14	133	15.95
711 S Black St Alexandria, IN 46001	2 Story	115	1456	6	2	2	2 Det	40000	38000	09/26/14	21	8.65

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: **\$35000**

For Thirty (30) Day Market Period: _____

Repaired: **\$45000**

Quick Sale: **\$29000**

Recommended List Price: **\$39000**

MARKETABILITY

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

Condition may limit financing options. Home is located in USDA eligible location of condition meets criteria. _____

What are the positives/negatives of the property? _____

Positive – rural setting . Larger lot. Negative – condition. _____

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

All comps are similar in style, size and age. All comps are located in similar rural markets. _____

Note specific items that could be a potential problem: _____

Condition. Interior condition not known. _____

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?**

Roof appears to need repairs.

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

Digital Photo Addendum



Front



Side Right



Roof



Side Right 2



Side Left



Street 1



Street 2

Comparable Properties



Listing 1



Sold 1



Listing 2



Sold 2



Listing 3



Sold 3