



BROKER PRICE OPINION

BORROWER: _____
 LOAN #: _____

Property Address: 1680 Virden Ridge Rd City: Clay City State: Ky Zip Code: 40312

The above premises was inspected on: 4/21/2014 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: This is a DW MH that's sets way off the road. This property is behind a gate. MH appears to be in good condition

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

Nothing I can see.	\$
	\$
	\$
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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 215000.00 Low \$26000.00

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
1680 Virden Ridge Rd Clay City Ky	DW MH	?	1560		3	2	No			

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
551 W Lone Oak Rd, Clay City, KY 40312	DW Mh	1998	1440	?	3	2	No	49000.00	3/2/2014		3 Miles
4237 Snow Creek Rd, Clay City, KY 40312 4.3 AC	DW MH	?	1725	?	3	2	No	89000.00	11/7/2013		4 miles



We pay your property taxes

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?: 2/3 years and condition is good.
Yes No **If yes, Where?**

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