

MSA # W1300035

TAXease

Lien Investments I, LLC

For Internal Tax Ease use only Full BPO Drive By Price \$

Broker Price Opinion/Drive By

Karol McLeod
Agent
Tax Ease ?Leanne Parrott
Client/Contact

5-3-2013
Date

Drive By Only? YES NO

WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR:
(Note: Cash only if condition is not financeable)

Within 30 days "Quick Sale"	LIST \$ 18000	SELL \$ 12000
Within 60-90 days "AS-IS"	LIST \$ 18000	SELL \$ 12000
Within 60-90 days with repairs	LIST \$ 23000	SELL \$ 18000
Monthly Rental Amount	LIST \$ 300	

Lot Size/ Acreage: 105x225 .54 acres
Does the property have access to a water supply? yes

Subject Property: (IF LISTED, PLEASE GAIN ACCESS)

OVERALL CONDITION: Good Fair Poor

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Listed?, Condition, Amenities)	
						\$ 11000			
TYPE	single family	KITCHEN				DINING RM		ADD'L FEAT.	
CARPET		FIREPLACE				FOUNDATION	concrete bloc	HEAT	
GARAGE	none	EXTERIOR		sawtooth siding		ROOF	shingle	VIEW street	
FENCE		POOL/SPA				ZONING	city	WELL/SEPTIC	
PATIO		HOA DUES		none		TRACT NAME	westgate sub		

Please describe any other structures located on the property:

Directions to Property: south on 130 off of 56west Access to Property: no

A. IS PROPERTY OCCUPIED? YES NO (In doubt? Call electric co. to see if power is on)
If NO, was the property re-keyed? YES NO

B. List the positive features of the subject property which will improve marketability:
nice size lot

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):
the material used on the exterior is water damaged peeling paint and gutter are down

D. Describe any negative neighborhood trends:
across the street from a high drug traffic park one block from government housing

E. Other comments/recommendations:
The electric was cut off on 5/2/2013 for non-payment. Could not determine if the house was occupied or not.



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F. Regarding subject neighborhood:

Property Values Are:

Supply of Property:

Listings in Competition:

Increasing

Increasing

Zero to five

Stable

Stable

Six to ten

Declining

Declining

More than ten

G. ESTIMATE OF REPAIRS: (If drive by – estimate exterior items)

ITEM	LOCATION	Replace	Repair	Damaged	Missing	Worn	Agents Estimate
gutters		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 500.00
siding		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 10000
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$

H. Comparables

Current Listings (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
10/9/2013	51 Senate Morganfield	2	1	55	750	\$ 11000	207	good condition in a quiet sub
3/19/2013	17 Senate Morganfield	2	1	45	1160	\$ 32900	53	good condition in quiet sub
4/10/2013	6 Govenor Morganfield	2	1	50	750	\$ 37500	23	completely remodeled move in ready

Sold Within Last 12 Months (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
10/27/2011	204 E Houston Morganfield	3	1	60	1302	\$ 11000	233	poor condition sold for 9000.00
5/29/2012	202 E OBannon Morganfield	2	1	60	1100	\$ 34500	288	fair condition sold for 20000.00
6/6/2012	1325 North Ave Morganfield	4	2	50	1800	\$ 12500	77	poor condition sold for 7000.00



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CHECKLIST OF DAMAGES

Property Address: 400 S. Chapman ZIP: 42437
City: Morganfield State: KY

- 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? gutters
- Are there any broken windows? YES NO If YES, where? _____
- Are there any walls with holes larger than a quarter? 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? _____
- Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings? YES NO If YES, where? _____
- Are there any tears or holes in the carpet, linoleum or other floor coverings? YES NO If YES, where? _____
- Is there any missing carpet? YES NO If YES, where? _____
- Are there water marks on the ceiling or walls? YES NO If YES, where? _____
- Is there any torn, ripped or partially removed wallpaper or other wall coverings? YES NO If YES, where? _____
- Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) YES NO If YES, where? _____
- Approximate age of roof: 30-40
- Does there appear to be any damage to the roof? YES NO If YES, where? completely worn out

Any additional information that is necessary not covered above?
the sawtooth siding has major water damage from not being maintained



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Mobile Home Information Sheet

(Only to be completed for Mobile Home Properties)

Date of Inspection: _____

Address: _____

Make: _____

Model: _____

Length: _____

Singlewide

Doublewide

Other

Year Built: _____

VIN (2 if Doublewide): _____

Serial #: _____

Condition: _____

Land Size: _____

Assessed Tax Value:

Land: \$ _____
Mobile: \$ _____
Total: \$ _____

Does the Mobile Home Include any of the Following?

- | | | |
|--------------------------------|------------------------------|-----------------------------|
| Permanently Attached Skirting? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Attached Porch? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Car Port? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Other Items, Please Explain: _____

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*** Required Property Photos For **Full BPO** ***

Property Address: _____
Loan #: _____

A list of all required pictures is attached below. After you take and upload each picture to your computer, please rename the best picture for each of the required areas based upon the required list below. An example is a picture of an Address Verification is uploaded and given a name on your computer of "Picture 0001". This picture will then be renamed to "Address Verification". All pictures will need to be sent with the completed BPO/Drive By. In addition, if you have taken multiple pictures of an item, such as the kitchen, please send those photo's to Tax Ease also, but you do not have to rename them. Just ensure the best picture for each item is the one you rename.

- Address Verification
- Street Scene Right
- Street Scene Left
- Subject Front
- Subject Right Side
- Subject Left Side
- Backyard
- MLS Map of Property
- Comp. Listing #1
- Comp. Listing #2
- Comp. Listing #3
- Comp. Sold #1
- Comp. Sold #2
- Comp. Sold #3
- Interior #1 (Living Area)
- Interior #2 (Kitchen)
- Interior #3 (Master Bedroom)
- Interior #4 (Master Bath)
- Interior #5 (Additional Room)
- Interior #6 (Additional Room)
- Interior #7 (Additional Room)
- Damage #1
- Damage #2
- Damage #3
- Damage #4
- Negative Feature #1
- Negative Feature #1
- Additional Structures on Property
- Electrical Box
- A/C Unit
- Listing Sign
- Neighbor Letter Attached to Door



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*** Required Property Photos For **Drive By** ***

Property Address: 400 South Chapman Morganfield KY
Loan #: _____

A list of all required pictures is attached below. After you take and upload each picture to your computer, please rename the best picture for each of the required areas based upon the required list below. An example is a picture of an Address Verification is uploaded and given a name on your computer of "Picture 0001". This picture will then be renamed to "Address Verification". All pictures will need to be sent with the completed BPO/Drive By. In addition, if you have taken multiple pictures of an item, such as the kitchen, please send those photo's to Tax Ease also, but you do not have to rename them. Just ensure the best picture for each item is the one you rename.

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- Comp. Sold #2
- Comp. Sold #3

(M1-09-01-04)

PROPERTY CARD
Printed 5/2/2013

Location S CHAPMAN RD 400
Building 1 House
Year Const 1974 Effective Age 0 Building Value 29,040

Description 400 S CHAPMAN RD
District 04
Owner THOMPSON, LINDA C
400 S CHAPMAN RD
MORGANFIELD KY 42437

Class Residential

Account 31071



Subdivision WESTGATE SUB
Block Lot 4

Date Check 3/6/2012
Lot Size
Frontage 105.25
Acreage 0.54
Neighborhood Fair
Road Secondary
Topography Level
Flood Hazard None
Tenant Houses 0
 Electricity Gas Water Sewer

Checked By CSW
Lot Size Sq Ft 23,625.00
Depth 225.00
Acres Est Ac
Site Cond Fair
Driveway
Shape
Barns 0 Silos 0 Grain Bins 0
 Water Sewer

Date Assessed 3/9/2012
Lot Est Actual
Platt Book
Source
Zoning
Sidewalks
Drainage
Land Value 4,000
Fencing 0
Stalls 0
Bents 0

No Stories 0.00
Date Checked 3/6/2012
Residence Type Single Family
Mob Home Type
Garage/Carport None
Width 0.00
Neighborhood
Structure 1 Story
Const Type
Roof Type Gable
Basement Type None
Heat Type
 Heat Cooling Electricity

Avg Height 0.00
Checked By CSW
Commercial
Manufacturer
Type None
Length 0.00
Site Cond
Exterior Other
Constr Quality Fair/Economy
Roof Cover Comp Shingles
Basement Size
Heat Source

Date Assessed 3/9/2012
Com 2
Model
Size None
Area 0.00
Bldg Cond Fair
Foundation Concrete Block
Roof Pitch
Basement Finish
Supplemental
 Gas Water Sewer Sprinklers

Farm
Skirting
Exterior
Driveway
Sidewalks
Patio/Deck None
Tennis Court
Pool
Pool Size 0.00
Air Cond Type Central
Living 0
Dining 0
Family 0
Kitchen 0
Bed Rm 3
Full Baths 1
Half Baths 0
Other Rm 0
Total 0
Fireplaces 0
Fire Alarm
Sewer
Special Imprmt
Sq Feet
Living 1,056.00
Basement 0.00
Garage 0.00
Porch 6.00
Deck 0.00
Office 0.00
Manufacturing 0.00
Asphalt 0.00
Concrete 0.00

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprmnts FCV	Ag Imprmnts FCV	Total FCV
2013	33,040	0	33,040	4,000	29,040	0	0	0	0	0
2012	33,040	0	33,040	4,000	29,040	0	0	0	0	0
2011	33,040	0	33,040	33,040	0	0	0	0	0	0
2010	0	0	0	33,040	0	0	0	0	0	0