

Property Dashboard

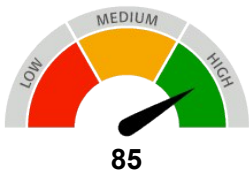
2805 LAKEWIND CT ALPHARETTA, GA 30005

Flip Possibility: NO



<b>Subject Info</b>	Est. Value: \$447,600	Bed/Bath: 3 / 3	GLA: 2948	Lot Size: 20473 sqft/ 0.47 acres
<b>Subject History</b>	Currently Listed: NO	Listed w/in 12 Mo: NO	Sales Transactions: 12	
<b>Area Sales</b>	Sales Found: 30	Avg. Distance: 0.573	Avg. Sale Price: \$478,957	Avg. \$/SF: \$162
<b>Recent Area Sales</b>	High Sale Price: \$640,000	Low Sale Price: \$112,000	High \$/SF: \$322	Low \$/SF: \$44
<b>Listings</b>	Avg. List Price:	Avg DOM:	Open Listings:	Closed Listings:
<b>Zip Code</b>	Median Price: \$465,000	Price Trend: 7.9%	Foreclosure Count: 3	

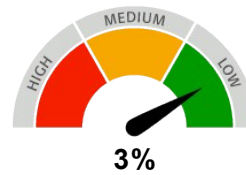
Homogeneity Score



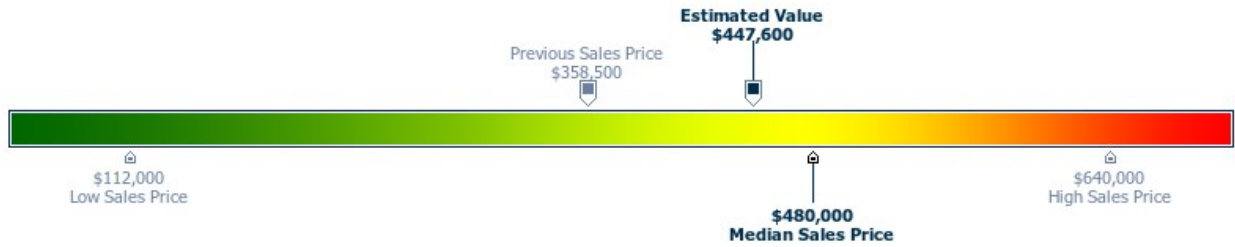
Conformity Score



Foreclosure Impact



Inventory Trend



Trailing 3 Month Median Price - Zip



Trailing 3 Month Count - Zip



Subject Info

LOCATION

Address: 2805 LAKEWIND CT ALPHARETTA, GA 30005

Data Type: Public Record

County: FULTON

Tract/Block/Lot: // 68

Neighborhood Name: Southlake Woods

Section/Township/Range: //

Subdivision Name: SOUTHLAKE WOODS

Parcel ID: 21-5671-1252-011-3

<b>Community Name:</b> SOUTHLAKE WOODS		<b>Census Tract:</b> 116.20			
<b>Map Reference:</b> 487-E5		<b>NCD ID:</b> 58329287			
<b>Legal Description:</b> 68					
<b>OWNERSHIP AND ASSESSMENTS</b>					
<b>Owner:</b> DOUGLAS HEMSLEY		<b>Public Record Last Updated:</b> 11/17/2018			
<b>Owner Spouse:</b>		<b>Assessor Roll Year:</b> 2017			
<b>Second Owner:</b> HEATHER HEMSLEY		<b>Property Tax Amount:</b> \$3,774			
<b>Seller:</b> DANIEL STEWART		<b>Homeowner Exemption Requested:</b> YES			
<b>Estimated Value:</b> \$447,600		<b>Distressed Estimated Value:</b> \$366,272			
<b>ASSESSMENT VALUES</b>					
<i>INFORMATION DERIVED FROM THE LOCAL PUBLIC RECORD FOR THIS PROPERTY. NOT ALL PUBLIC RECORD OFFICES PROVIDE ALL VALUES OR COMPUTE THE VALUES IN A SIMILAR MANNER.</i>					
<b>Assessment Values</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>		
Assessed	\$55,100	\$268,300	\$323,400		
Market	\$55,100	\$268,300	\$323,400		
Appraised					
<b>PROPERTY DESCRIPTION</b>					
<b>Year Built:</b> 1988	<b>Stories:</b> 2	<b>Total Rooms:</b> 8	<b>Age of Appraisal (yrs):</b>		
<b>Year Built Effective:</b>	<b>NCD GLA (sqft):</b> 2948	<b>Bedrooms:</b> 3	<b>Source:</b> Assessor		
<b>Land Use:</b> Single Family Residence	<b>Assessor GLA (sqft):</b> 2948	<b>Total Bathrooms:</b> 3	<b>Construction Quality:</b>		
<b>Manufactured House:</b> No	<b>Fuel:</b>	<b>Baths Full/Half:</b> 2 / 1	<b>Improvement Condition:</b>		
<b>Attached/Detached:</b>	<b>Fireplace:</b> 1	<b>Roof:</b>	<b>Parking Covered/Off-Street:</b> 1 / 0		
<b>Pool/Spa:</b>	<b>Style:</b> Colonial	<b>Cooling:</b> Central Air	<b>Basement (sqft):</b> 0		
<b>Other Improvements:</b>	<b>HOA Dues:</b>	<b>Heating:</b> Forced Air	<b>Basement % Finished:</b> 0		
<b>Comments:</b>					
<b>SITE</b>					
<b>Lot Size:</b> 20473 sqft/ 0.47 acres	<b>Assessor Lot Size:</b> 20473 sqft/ 0.47 acres	<b>Flood Zone:</b> X	<b>Zoning:</b> CUP		
<b>Lot Dimensions:</b>	<b>Property Rights:</b>	<b>Flood Map:</b> 13117C0230F			
<b>Site Influence:</b> NResidential View	<b>No of Units in Proj:</b> 0	<b>Flood Map Date:</b> 3/4/2013			
<b>Utilities:</b>	<b>Unit Floor:</b> 0	<b>Flood Hazard Area:</b> NO			
<b>Common Amenities:</b>					
<b>PRIOR SALE INFORMATION</b>					
<i>DETAILS OF THE MOST RECENT SALE.</i>					
<b>Date</b>	<b>Price</b>	<b>Sale Type</b>	<b>Doc #</b>	<b>Deed Type</b>	<b>Description</b>
10/1/2014		Actual			
10/7/2014	\$358,500	Closed	0	Deed	RESALE
<b>First Mort. Amt:</b> \$322,650		<b>Loan Type:</b> C		<b>Lender:</b> SHELTER LNDG SVCS LLC	

<b>Subject History</b>								
#	Recording Date	Recording Price	Owner	Seller	Recording Doc No.	Deed Type	Description	Flip Possibility
1	10/7/2014	\$358,500	DOUGLAS HEMSLEY	DANIEL STEWART	0	Deed	RESALE	NO
2	10/7/2014	\$0	DOUGLAS HEMSLEY	DOUGLAS HEMSLEY	0	Deed	NOMINAL(FAM)	NO
3	10/5/2009	\$0	DANIEL STEWART		0	Notice of Default		NO
4	7/7/2006	\$0	DANIEL STEWART		0	Trust Deed/Mortgage	REFINANCE	NO
5	5/9/2003	\$0	DANIEL STEWART		0	Trust Deed/Mortgage	REFINANCE	NO
6	2/24/2003	\$0	LISA KURO	JAMES KURO	0	Deed	NOMINAL(FAM)	NO
7	5/4/1998	\$0	DANIEL STEWART		0	Trust Deed/Mortgage	REFINANCE	NO
8	8/4/1997	\$218,000	DANIEL STEWART	PAUL LAFACE	0	Deed	RESALE	NO
9	8/12/1992	\$185,000	PAUL LAFACE	LAWRENCE ASTEN	0	Deed	RESALE	NO
10	7/1/1992	\$185,000			0	Deed	RESALE	NO

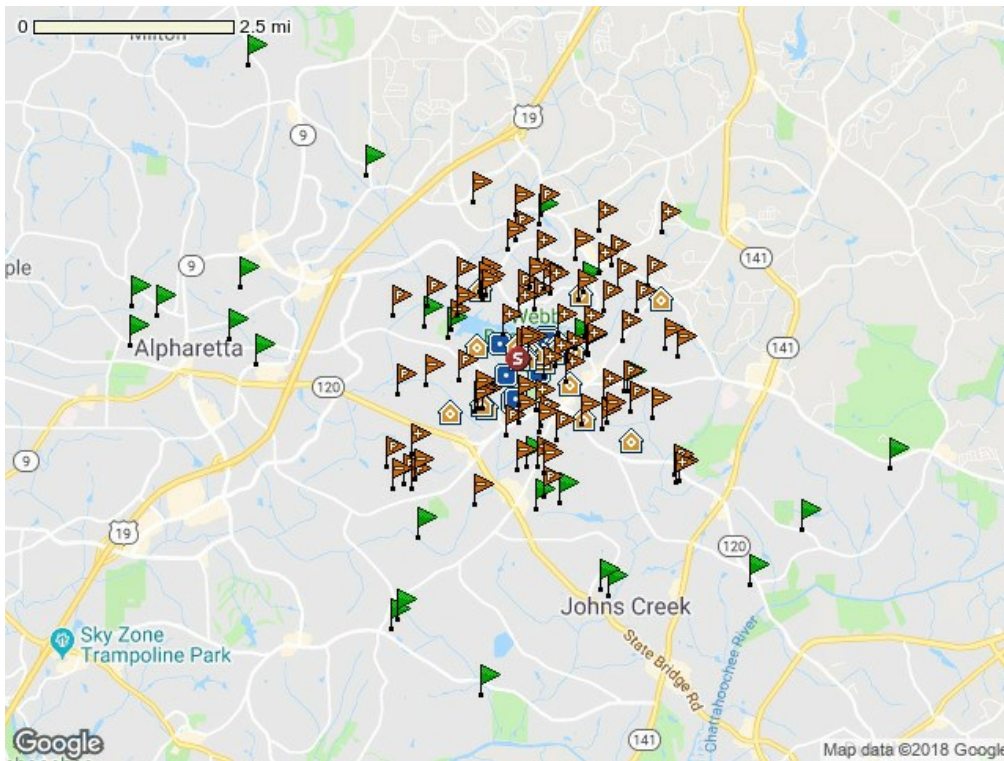
#	Recording Date	Recording Price	Owner	Seller	Recording Doc No.	Deed Type	Description	Flip Possibility
11	1/5/1988	\$199,900			0	Deed	RESALE	YES
12	11/16/1987	\$199,900	LAWRENCE ASTEN	SAN-DALL INC	0	Deed	RESALE	NO

SUBJECT LISTING HISTORY NOT AVAILABLE.

#### SCHOOL INFORMATION

Miles	Name	Type	Grade	Enrollment	District	Student/Teacher Ratio
0.61	LAKE WINDWARD ELEMENTARY SCHOOL	Primary	PK-05	690	FULTON COUNTY SCHOOLS	12:1
0.65	WEBB BRIDGE MIDDLE SCHOOL	Middle	06-08	1391	FULTON COUNTY SCHOOLS	15:1
0.77	BRIDGEWAY CHRISTIAN ACADEMY	Other/Mixed Grades	PK-10	160	Private	11:1
1.73	MCGINNIS WOODS COUNTRY DAY SCHOOL	Elementary	PK-07	225	Private	6:1
1.93	ALPHARETTA HIGH SCHOOL	High School	09-12	2061	FULTON COUNTY SCHOOLS	17:1
2.19	PRESTON RIDGE MONTESSORI	Elementary	PK-KG	19	Private	3:1
4.4	INDEPENDENCE HIGH SCHOOL	High School	10-12	176	FULTON COUNTY SCHOOLS	9:1
4.44	KING'S RIDGE CHRISTIAN SCHOOL	Other/Mixed Grades	KG-12	621	Private	11:1
4.62	AMANA ACADEMY	Primary, Middle	KG-08	695	FULTON COUNTY SCHOOLS	26:1

#### Property Location Map (Subject & Area Sales\*)



\* All properties displayed have precise geocoding

#### Sales Activity

##### AREA SALES REPORT










































<b>No. Area Sales found:</b> 30	<b>Average Age:</b> 26	<b>Low Sale Price:</b> \$112,000	<b>High Price Per SqFt:</b> \$322
<b>Average Distance:</b> 0.573 Miles	<b>Average Sale Price:</b> \$478,957	<b>Average Gross Living Area:</b> 2,988	<b>Low Price Per SqFt:</b> \$44
<b>Maximum Distance:</b> 1.929 Miles	<b>Median Sale Price:</b> \$480,000	<b>Average Price Per SqFt:</b> \$162	
<b>Average Lot Size:</b> 20,543	<b>High Sale Price:</b> \$640,000	<b>Median Price Per SqFt:</b> \$162	

##### RECENT AREA SALES 30
























#	Miles	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	DOM	Listed	Comments	Flip
	0.00	2805 LAKEWIND CT	ALPHARETTA, 30005	10/7/2014	\$358,500	1988	2,948	\$122	20,473	3	2 / 1				
1	0.02	2795 LAKEWIND CT	ALPHARETTA, 30005	8/20/2018	\$390,000	1988	2,450	\$159	19,602	3	2 / 1	139			YES
2	0.11	2745 LAKEWIND CT	ALPHARETTA, 30005	7/24/2018	\$403,300	1987	2,660	\$152	17,860	4	2 / 1				

RECENT AREA SALES

30

#	Miles	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	DOM	Listed	Comments	Fl
3	 0.11	<a href="#">1991 SEVEN SEAS CT</a>	ALPHARETTA, 30005	9/5/2018	\$585,000	1987	3,491	\$168	23,579	4	2 / 1				
4	 0.15	<a href="#">1910 SEVEN SEAS CT</a>	ALPHARETTA, 30005	7/24/2018	\$515,000	1987	2,362	\$218	17,942	4	3 / 1				
5	 0.15	<a href="#">215 CLIPPER CT</a>	ALPHARETTA, 30005	9/25/2018	\$554,100	1987	3,393	\$163	20,687	4	5 / 0				
6	 0.21	<a href="#">3560 LAKEWIND WAY</a>	ALPHARETTA, 30005	9/28/2018	\$500,000	1988	2,906	\$172	28,275	4	4 / 1				
7	 0.27	<a href="#">225 LAKE PINES POINTE</a>	ALPHARETTA, 30005	6/25/2018	\$510,000	1988	2,750	\$185	15,446	4	2 / 1				
8	 0.33	<a href="#">3409 LAKEWIND WAY</a>	ALPHARETTA, 30005	8/16/2018	\$445,000	1981	2,632	\$169	26,462	3	2 / 1	50			
9	 0.33	<a href="#">200 LAKE PINES POINTE</a>	ALPHARETTA, 30005	10/31/2018	\$355,000	1987	2,438	\$146	16,618	3	2 / 1				
10	 0.47	<a href="#">825 STONEHAVEN LN</a>	ALPHARETTA, 30005	9/6/2018	\$423,700	1989	2,615	\$162	14,749	3	2 / 1				
11	 0.53	<a href="#">298 CLIPPER BAY DR</a>	ALPHARETTA, 30005	9/21/2018	\$485,000	1987	3,267	\$148	25,265	4	2 / 1				
12	 0.54	<a href="#">635 AMERICAS CUP CV</a>	ALPHARETTA, 30005	10/12/2018	\$565,000	1992	3,619	\$156	22,651	4	3 / 1				
13	 0.69	<a href="#">4200 COURAGEOUS WAKE</a>	ALPHARETTA, 30005	11/15/2018	\$525,000	1992	3,049	\$172	20,238	4	3 / 1	20			
14	 0.72	<a href="#">1285 TIMBERLINE PL</a>	ALPHARETTA, 30005	9/11/2018	\$545,000	1995	3,079	\$177	25,091	5	2 / 1				
15	 0.72	<a href="#">205 CROWN VETCH LN</a>	ALPHARETTA, 30005	7/6/2018	\$457,000	2001	3,010	\$152	12,807	4	3 / 1				
16	 0.73	<a href="#">1108 BRECKENRIDGE LN</a>	ALPHARETTA, 30005	9/10/2018	\$399,900	1996	2,804	\$143	11,761	4	2 / 1				
17	 0.99	<a href="#">1000 LONGCREEK POINTE</a>	ALPHARETTA, 30005	9/18/2018	\$429,000	1996	2,641	\$162	17,211	4	2 / 1				
18	 1.09	<a href="#">445 PARK CREEK DR</a>	ALPHARETTA, 30005	10/25/2018	\$427,000	1995	2,850	\$150	11,761	4	2 / 1				
19	 1.12	<a href="#">11570 DUNHILL PLACE DR</a>	ALPHARETTA, 30005	9/26/2018	\$112,000	1993	2,506	\$45	17,001	4	3 / 1				
20	 1.12	<a href="#">615 LINKSIDE HOLW</a>	ALPHARETTA, 30005	10/4/2018	\$460,000	1991	2,780	\$165	20,908	4	2 / 1	36			
21	 1.74	<a href="#">490 HENDRON PL</a>	JOHNS CREEK, 30005	10/16/2018	\$480,000	1999	2,912	\$165	20,908	4	2 / 1				
22	 1.93	<a href="#">5550 PRESERVE CIR</a>	ALPHARETTA, 30005	11/19/2018	\$455,000	1993	3,564	\$128	17,973	3	2 / 1	117			
23	 0.26	<a href="#">190 WESTCHESTER WAY</a>	ALPHARETTA, 30005	7/2/2018	\$535,000	1984	3,566	\$150	64,469	4	3 / 2				
24	 0.26	<a href="#">235 LAKE PINES POINTE</a>	ALPHARETTA, 30005	3/30/2018	\$415,000	1987	2,704	\$153	18,130	4	3 / 1				
25	 0.28	<a href="#">560 FLYING SCOT WAY</a>	ALPHARETTA, 30005	5/11/2018	\$640,000	1985	1,982	\$323	21,780	4	2 / 1				
26	 0.32	<a href="#">4955 THORNBURY WAY</a>	ALPHARETTA, 30005	6/1/2018	\$614,000	2002	3,556	\$173	9,052	4	3 / 1	97			
27	 0.44	<a href="#">3980 SCHOONER RDG</a>	ALPHARETTA, 30005	5/17/2018	\$449,000	2002	3,407	\$132	38,768	4	2 / 1	32			
28	 0.46	<a href="#">3970 SCHOONER RDG</a>	ALPHARETTA, 30005	2/15/2018	\$480,000	1989	4,009	\$120	27,029	4	3 / 1	84			
29	 0.51	<a href="#">11680 PARKSIDE AVE</a>	ALPHARETTA, 30005	8/6/2018	\$599,900	2013	3,388	\$177	6,098	4	4 / 0	47			
30	 0.56	<a href="#">11656 PARKSIDE AVE</a>	ALPHARETTA, 30005	6/26/2018	\$614,800	2006	3,260	\$189	6,155	4	3 / 1	84			

RECENT SALES										
Has the subject property sold within 18 months? 10/7/2014, \$358,500						NO				
Have any of the homes in the neighborhood sold twice within 18 months?						YES				
#	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath
12	635 AMERICAS CUP CV	ALPHARETTA, 30005	10/12/2018	\$565,000	1992	3,619	\$156	22,651	4	3 / 1
19	11570 DUNHILL PLACE DR	ALPHARETTA, 30005	9/26/2018	\$112,000	1993	2,506	\$45	17,001	4	3 / 1

Listing Information														
 ONLINE <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">30</span>														
#	Miles	Address	Listing Date	Listing Price	Sale Date	Sale Price	Built	SqFt	Lot	Rooms	Bed	Bath	Assessed	\$/SF
	 0.00	2805 LAKEWIND CT ALPHARETTA, GA 30005			10/7/2014	\$358,500	1988	2,948	20,473	8	3	2 / 1	\$323,400	\$122
1	 3.31	100 GRAND CRES ALPHARETTA, GA 30009	12/11/2018	\$1,419,900	7/13/2018	\$1,330,000	2014	2,976	3,180	7	3	4 / 0	\$960,200	\$447
2	 3.60	2110 BROOKRIDGE TER ALPHARETTA, GA 30004	12/11/2018	\$379,800	9/11/2018	\$238,000	1996	2,263	6,534	7	4	2 / 1	\$227,400	\$105
3	 1.42	11170 ROTHERICK DR ALPHARETTA, GA 30022	12/11/2018	\$250,000	9/28/2018	\$130,000	1985	1,396	8,708	6	3	2 / 1	\$166,400	\$93
4	 1.53	335 BRISTOL STONE LN ALPHARETTA, GA 30005	12/11/2018	\$349,990	8/23/2018	\$296,000	1990	2,356	11,835	8	4	2 / 1	\$285,300	\$126
5	 3.07	5320 SKIDAWAY DR ALPHARETTA, GA 30022	12/11/2018	\$404,000	10/11/2018	\$396,800	1987	3,274	18,730	7	3	3 / 1	\$313,000	\$121
6	 0.84	1865 OAK TREE HOLW ALPHARETTA, GA 30005	12/15/2018	\$414,000	10/9/2018	\$410,200	1993	2,528	13,939	7	3	3 / 0	\$252,400	\$162
7	 0.93	510 INLET WOODS CT ALPHARETTA, GA 30005	12/9/2018	\$535,000	8/16/2018	\$520,000	1994	3,031	16,988	9	4	3 / 0	\$419,910	\$172
8	 1.37	11210 CROWTHORE CT ALPHARETTA, GA 30022	12/9/2018	\$315,000	7/30/2018	\$211,500	1985	1,882	14,884	6	3	2 / 1	\$188,600	\$112
9	 1.65	1090 BEACON HILL XING ALPHARETTA, GA 30005	12/14/2018	\$489,000	11/13/2018	\$469,000	1999	3,564	11,761	8	4	3 / 1	\$363,300	\$132
10	 2.96	135 PEACOCK WAY ALPHARETTA, GA 30004	12/12/2018	\$440,000	2/28/2018	\$452,500	2008	2,935	11,761	8	4	3 / 1	\$373,800	\$154
11	 3.62	10024 PARC SKY CIR ALPHARETTA, GA 30022	12/14/2018	\$509,900	11/19/2018	\$498,000	2008	3,260	5,663	10	5	2 / 1	\$436,300	\$153
12	 3.65	190 RED OAK LN ALPHARETTA, GA 30009	12/8/2018	\$399,000	7/13/2018	\$335,000	1990	2,891	12,088	7	3	2 / 1	\$171,200	\$116
13	 3.77	9922 AUTRY VUE LN ALPHARETTA, GA 30022	12/10/2018	\$479,000	10/22/2018	\$492,500	2009	3,249	5,663	10	4	4 / 1	\$447,400	\$152
14	 4.05	1414 SPYGLASS HILL DR DULUTH, GA 30097	12/12/2018	\$925,000	8/20/2018	\$600,000	1992	4,034	18,731	8	4	4 / 1	\$619,900	\$149
15	 4.85	1075 BROOKSTEAD CHASE JOHNS CREEK, GA 30097	12/16/2018	\$431,000	4/27/2018	\$434,500	1992	3,236	12,284	9	4	3 / 1	\$328,400	\$134
16	 4.89	46 NATHAN CIR ALPHARETTA, GA 30009	12/9/2018	\$414,900	7/23/2018	\$288,000	1968	1,504	22,002	6	3	1 / 1	\$129,400	\$191
17	 4.91	3120 MAPLE LN ALPHARETTA, GA 30009	12/13/2018	\$349,900	8/9/2018	\$253,000	1985	1,790	27,094	4	3	2 / 0	\$166,000	\$141
18	 4.97	14405 WYNDHAM FARMS DR ALPHARETTA, GA 30004	12/12/2018	\$460,000	9/13/2018	\$320,000	1991	2,736	43,995	7	3	2 / 0	\$333,500	\$117
19	 0.69	4200 COURAGEOUS WAKE ALPHARETTA, GA 30005	12/12/2018	\$539,900	11/15/2018	\$525,000	1992	3,049	20,238	9	4	3 / 1	\$405,600	\$172
20	 1.12	615 LINKSIDE HOLW ALPHARETTA, GA 30005	12/11/2018	\$470,000	10/4/2018	\$460,000	1991	2,780	20,908	9	4	2 / 1	\$302,500	\$165
21	 1.26	940 WHITE OAK PASS ALPHARETTA, GA 30005	12/12/2018	\$399,900	2/7/2018	\$320,000	1988	2,708	16,117	8	4	2 / 1	\$288,600	\$118

#	Miles	Address	Listing Date	Listing Price	Sale Date	Sale Price	Built	SqFt	Lot	Rooms	Bed	Bath	Assessed	\$/SF
22	1.42	5515 ASHWIND TRCE ALPHARETTA, GA 30005	12/14/2018	\$411,000	8/8/2018	\$399,000	1988	3,630	12,127	8	4	2 / 1	\$326,900	\$110
23	1.90	315 TANNERS XING ALPHARETTA, GA 30022	12/11/2018	\$358,000	8/6/2018	\$251,300	1991	2,614	9,017	8	4	2 / 1	\$223,400	\$96
24	1.92	10863 BOSSIER DR ALPHARETTA, GA 30022	12/11/2018	\$429,900	10/19/2018	\$422,300	2006	2,636	5,663	10	4	3 / 1	\$302,400	\$160
25	2.43	5915 ABBOTTS RUN TRL DULUTH, GA 30097	12/16/2018	\$454,900	5/18/2018	\$480,000	2000	3,031	9,601	10	5	3 / 1	\$424,300	\$158
26	2.59	730 COUNTRY MANOR WAY ALPHARETTA, GA 30022	12/14/2018	\$260,500	9/12/2018	\$212,000	1985	1,440	18,796	6	3	2 / 1	\$128,900	\$147
27	3.18	5525 CAMERON FOREST PKWY ALPHARETTA, GA 30022	12/12/2018	\$425,000	8/3/2018	\$416,500	1987	2,696	21,436	8	4	3 / 1	\$345,500	\$154
28	4.13	10752 BRENT CIR JOHNS CREEK, GA 30097	12/9/2018	\$529,900	8/7/2018	\$552,000	1999	3,233	22,651	8	5	5 / 0	\$494,900	\$171
29	4.25	4395 OLD WESLEYAN WOODS JOHNS CREEK, GA 30022	12/9/2018	\$895,000	4/18/2018	\$935,000	1987	3,806	28,127	10	5	3 / 1	\$502,800	\$246
30	4.58	221 BROOKE DR ALPHARETTA, GA 30009	12/11/2018	\$324,000	9/20/2018	\$296,000	1964	1,232	17,711	5	3	1 / 0	\$126,900	\$240

**Market Area Information**

**HOMOGENEITY AND CONFORMITY SCORE REPORT**

	Grs Lvg Sqft	Bed	Age	Lot/Acres
<b>85 Homogeneity Score</b> <i>How homogeneous is the neighborhood area?</i>	<b>87</b>	<b>87</b>	<b>77</b>	<b>83</b>
<b>57 Conformity Score</b> <i>How well does the subject property conform to the neighborhood area?</i>	<b>37</b>	<b>51</b>	<b>76</b>	<b>97</b>

Score Range is 0-100; lower scores indicate little or no similarity, higher scores indicate more similarity, homogeneity, and conformity. Blank or missing values indicate data required to compute a score is not available.

**CONFORMITY ANALYSIS DETAILS FOR: GROSS LIVING AREA SQFT**

Gross Living Area Sqft	# of Properties	% of Distribution	Subject Information
2244-2568	9	20.5%	--
2569-2893	13	29.5%	--
<b>2894-3218</b>	<b>10</b>	<b>22.7%</b>	<b>&lt;&lt; Subj GLA Sqft: 2948</b>
3219-3542	12	27.3%	--

2.3% of properties observed have a 'Gross Living Area' same-as (=) the subject.  
 45.5% of properties observed have a 'Gross Living Area' greater-than (>) the subject.  
 52.3% of properties observed have a 'Gross Living Area' less-than (<) the subject.

**CONFORMITY ANALYSIS DETAILS FOR: BEDROOM**

Bedroom	# of Properties	% of Distribution	Subject Information
1-1	0	0.0%	--
2-2	0	0.0%	--
<b>3-3</b>	<b>15</b>	<b>34.1%</b>	<b>&lt;&lt; Subj Bedrooms: 3</b>
4-4	29	65.9%	--
5-10	0	0.0%	--

34.1% of properties observed have a 'Bedroom' same-as (=) the subject.  
 65.9% of properties observed have a 'Bedroom' greater-than (>) the subject.  
 0.0% of properties observed have a 'Bedroom' less-than (<) the subject.

**CONFORMITY ANALYSIS DETAILS FOR: AGE**

Age	# of Properties	% of Distribution	Subject Information
1-18	6	13.6%	--
19-28	6	13.6%	--
<b>29-38</b>	<b>32</b>	<b>72.7%</b>	<b>&lt;&lt; Subj Age: 30</b>
39-48	0	0.0%	--
49-58	0	0.0%	--
59-68	0	0.0%	--
69-78	0	0.0%	--
79-228	0	0.0%	--

6.8% of properties observed have an 'Age' same-as (=) the subject.  
63.6% of properties observed have an 'Age' greater-than (>) the subject.  
29.5% of properties observed have an 'Age' less-than (<) the subject.

**CONFORMITY ANALYSIS DETAILS FOR: LOT ACREAGE**

Lot Acreage	# of Properties	% of Distribution	Subject Information
0-0.29	0	0.0%	--
<b>0.3-0.59</b>	<b>42</b>	<b>95.5%</b>	<b>&lt;&lt; Subj Lot/Acreage: 0.47</b>
0.6-1.09	2	4.5%	--
1.1-3.59	0	0.0%	--
3.6-6.09	0	0.0%	--
6.1-350.09	0	0.0%	--

6.8% of properties observed have a 'Lot Size' same-as (=) the subject.  
36.4% of properties observed have a 'Lot Size' greater-than (>) the subject.  
56.8% of properties observed have a 'Lot Size' less-than (<) the subject.

**AREA LAND USE, PRICE AND AGE REPORT**

The subject property land use category is: One Unit / Single Family Residence  
152 properties with a valid land use type detected within the area of the subject property.  
No properties with land use type "Commercial" detected within the area of the subject.  
No properties with land use type "Other" detected within the area of the subject.

One-Unit: 100.0%		
Price (\$)		Age (yrs)
--	<b>Low</b>	16
--	<b>10th-Percentile</b>	29
--	<b>50th-Percentile</b>	31
--	<b>90th-Percentile</b>	32
--	<b>High</b>	34
--	<b>Average</b>	30

Sales Price statistics not available.  
Age statistics based on 152 observed cases with age/year built information.

2-4-Unit: 0.0%		
Price (\$)		Age (yrs)
--	<b>Low</b>	--
--	<b>10th-Percentile</b>	--
--	<b>50th-Percentile</b>	--
--	<b>90th-Percentile</b>	--
--	<b>High</b>	--
--	<b>Average</b>	--

Sales Price statistics not available.  
Age statistics not available.

Multi-Family (5+): 0.0%		
Price (\$)		Age (yrs)
--	<b>Low</b>	--
--	<b>10th-Percentile</b>	--
--	<b>50th-Percentile</b>	--
--	<b>90th-Percentile</b>	--
--	<b>High</b>	--
--	<b>Average</b>	--

Sales Price statistics not available.  
Age statistics not available.

Filters applied:none

Report Date: 12/20/2018 3:01:57 PM

Version 2.0

Subject and Sales Data As Of: (Current) 12/20/2018

Property Characteristics contain most recent data available

Foreclosure Impact is measured by the percentage of foreclosure sales in a local market's total home sales during the most recent month. If the percentage of foreclosure sales is less than 15%, **LOW** value is assigned; if between 15-40%, **MEDIUM** value assigned; if more than 40%, then **HIGH** value is assigned. Homogeneity measures the variation of property characteristics in the area around the subject property location. Conformity measures the degree to which a subject property's given characteristic conforms to those of the nearby housing stock. Flip Possibility identifies if a property has sold twice within 18 months.

Inventory Trend indicates the direction of change in the number of sales in the area.

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