

PROPERTY REPORT

1080 County Road 39, Headland, AL 36345

Grant Potter and Jennifer Potter



Presented by

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Keller Williams Realty Southeast Alabama

1841 Honeysuckle Rd

Dothan, AL 36305

1080 County Road 39, Headland, AL 36345



Legend:  Subject Property

Off Market • Sold Date: 12/20/2006, Public Record

Current Estimated Value
\$365,220

Last RVM® Update: 1/31/2023

RVM® Est. Range: \$310K – \$420K

RVM® Confidence: ★★★★★☆

↑ RVM® Change - Last 1 Month: \$29,410

↑ RVM® Change - Last 12 Months: 11.4%

Your Refined Value
\$373,192

Your Comp Analysis
\$362,337

Last Edited: 2/19/2023

\$145 Price per Sq. Ft.

Your Comp Analysis Range
\$319K – \$381K

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	-	-	3
Total Baths	2	-	-
Full Baths	2	-	-
Partial Baths	-	-	-
Living Area (sq ft)	2,492	-	-
Building Area (sq ft)	2,492	-	-
Lot Size	2 acres	-	4.1 acres
Lot Dimensions	2.000 AC	-	4.1 AC
Garage	Yes	-	-
Garage (spaces)	4	-	-
Year Built	1987	-	-
Roofing	Asphalt	-	-
Fireplaces	1	-	-
Exterior Walls	Siding (Alum/Vinyl)	-	-
Number of Units	0	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Williams Robert M & Pamela H
Mailing Address	1080 County Road 39 Headland AL 36345-7018
Owner Occupied	Yes

Historical Photos



Refined Value

Original Estimated Value	See page 2 of report for details	\$365,220
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Home Facts	See Home Facts for details	+\$7,972
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Home Improvements	See Home Improvements for details	\$0
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Needed Improvements	See Needed Improvements for details	\$0
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Market Conditions	See Market Conditions for details	\$0
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Changes to Estimated Value based on all refinements	\$373,192
	+\$7,972

Comparative Analysis

1 Confirm the Property Facts

Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$362,337

Range: **\$319K – \$381K**
(or \$145 per sq. ft.)

3 Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.

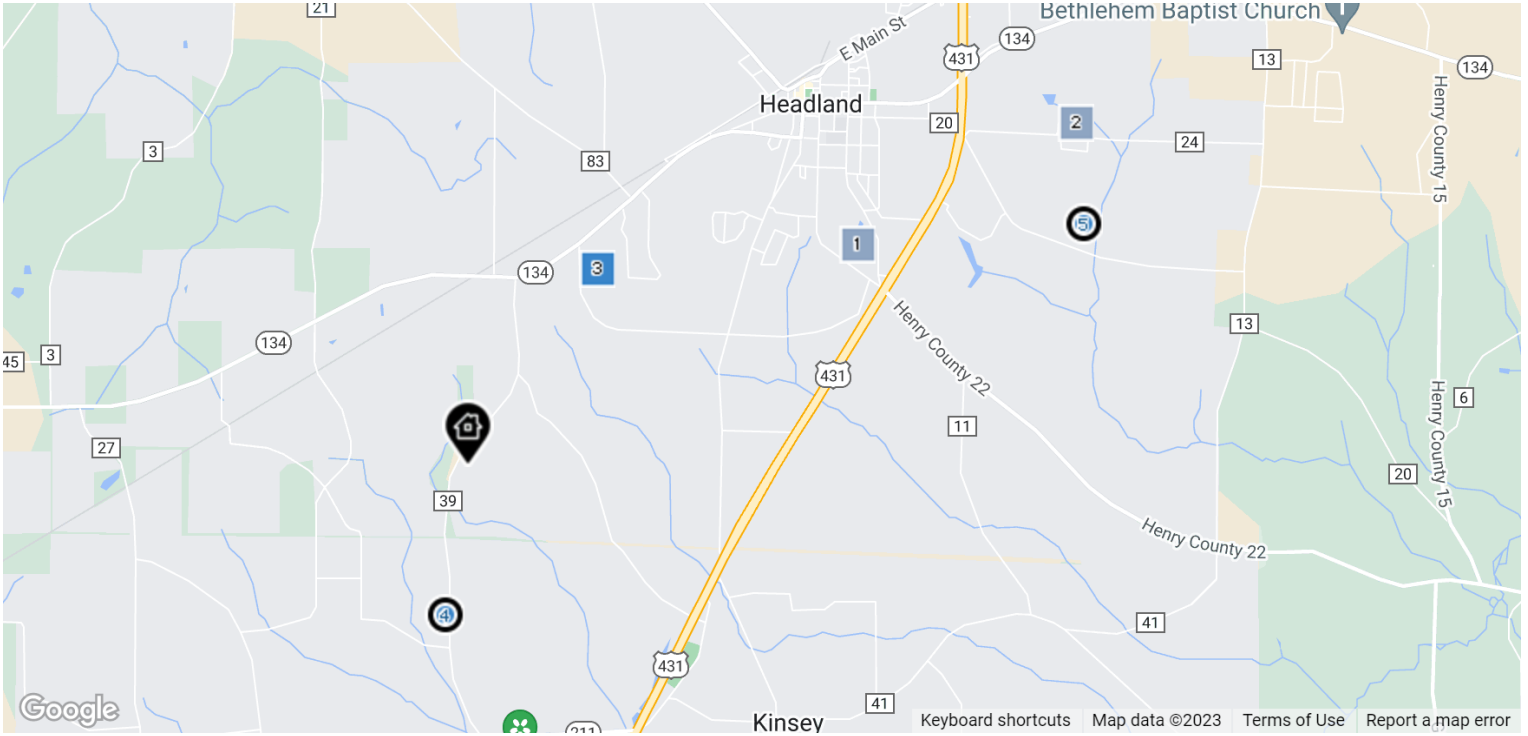


4 Adjusted Value

\$362,337

Range: **\$319K – \$381K**
(or \$145 per sq. ft.)
Last Updated: 2/19/2023

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Closed


1080 County Road 39
Headland, AL 36345

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$147	2,492 sq ft	4.1 acres	3	2	1987



Listings

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
Pending 993 Suggs Rd Headland, AL 36345	1.06 Mi. S	23 days	1/27/2023 List Date	\$453,300 List Price	\$148	3,059 sq ft	1.5 acres	4	3	1992	Same →
Pending 907 Early Walden Rd Headland, AL 36345	3.8 Mi. E	73 days	12/8/2022 List Date	\$390,000 List Price	\$153	2,548 sq ft	11 acres	4	3	1993	Same →

Recently Sold

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
 <p>Closed 261 Woods Rd Headland, AL 36345</p>	1.21 Mi. NE	42 days	11/28/2022 <small>Closed Date</small>	\$450,000 <small>Closed Price</small>	\$148	3,050 sq ft	–	5	4	2014	Same →

Properties Off Market

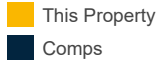
Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
 <p>Closed 143 Sweetwater Dr Headland, AL 36345</p>	2.53 Mi. E	33 days	11/16/2022 <small>Closed Date</small>	\$310,000 <small>Closed Price</small>	\$150	2,071 sq ft	–	3	2	2006	Same →
 <p>Closed 119 Lake Ln Headland, AL 36345</p>	3.99 Mi. NE	72 days	9/22/2022 <small>Closed Date</small>	\$259,000 <small>Closed Price</small>	\$128	2,026 sq ft	0.28 acres	3	3	2000	Same →

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps

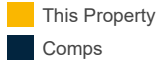


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps

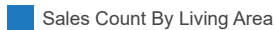


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

