

Comparative Market Analysis

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Researched and prepared by
Dirk Dahlke

Prepared exclusively for
Dirk Dahlke

Prepared on
May 28, 2017

Subject Property
321 Your Drive
Hickory Creek, Texas
75123



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Sample Tax Review

Owner	Your Name
Address	321 Your Dr, Your Town
Preliminary Market Value	\$373,911
Proposed Market Pricing	\$365,000

Attached is information on market comparables for this property.

Adjustments include:

Full Bath; ½ Bath	\$5,000; ½ Bath \$2,500
Square Footage	\$35
Garage	\$5,000
Lot	Interior lot, no waterview or greenbelt: \$80K Greenbelt lot, no waterview: \$50K Superior waterview lot: \$50K
Amenities	Hardwood floors, Granite countertops, remodeled bath or kitchen: up to \$20K

The owner has lived in this home for 10 years, and has several deferred maintenance projects that would need to be addressed before it could be sold at market pricing.

Most homes in this subdivision have nicer features or have been remodeled. This one still has the original builder's grade carpet and tile, now 15 years old. Floor tile has cracks running through the entire length of the home in two separate lines, and brickwork is cracked in several places outside. Six windows are fogged or do not open, and need to be replaced. There are no luxury features such as granite, stainless steel appliances or hardwood floors.

Estimated maintenance projects (replace flooring entire house, windows, repair cracked bricks): \$12K to \$15K.

Dirk Dahlke, B. Math

Owner, Broker

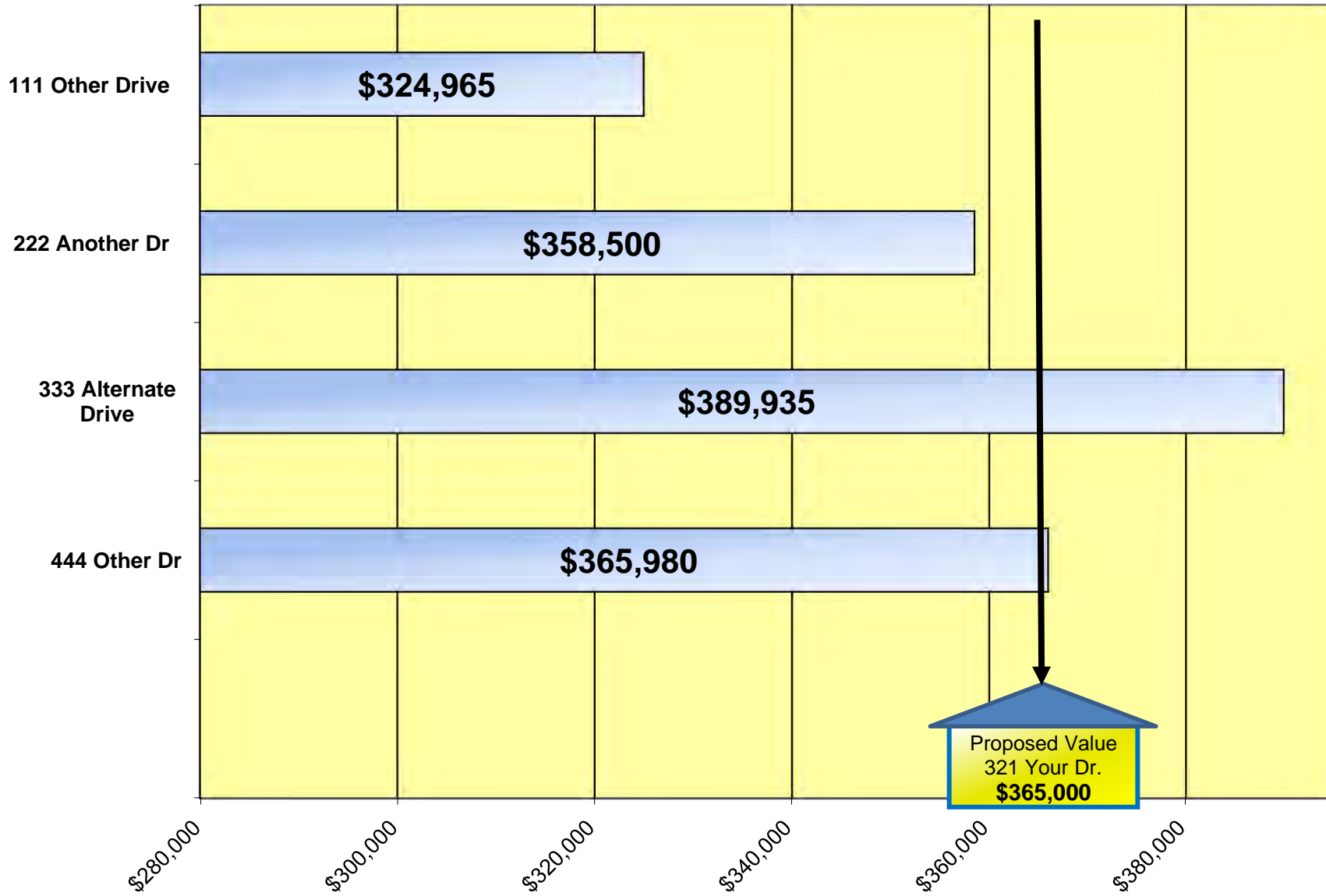
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Sample Tax Review

Market Value Analysis



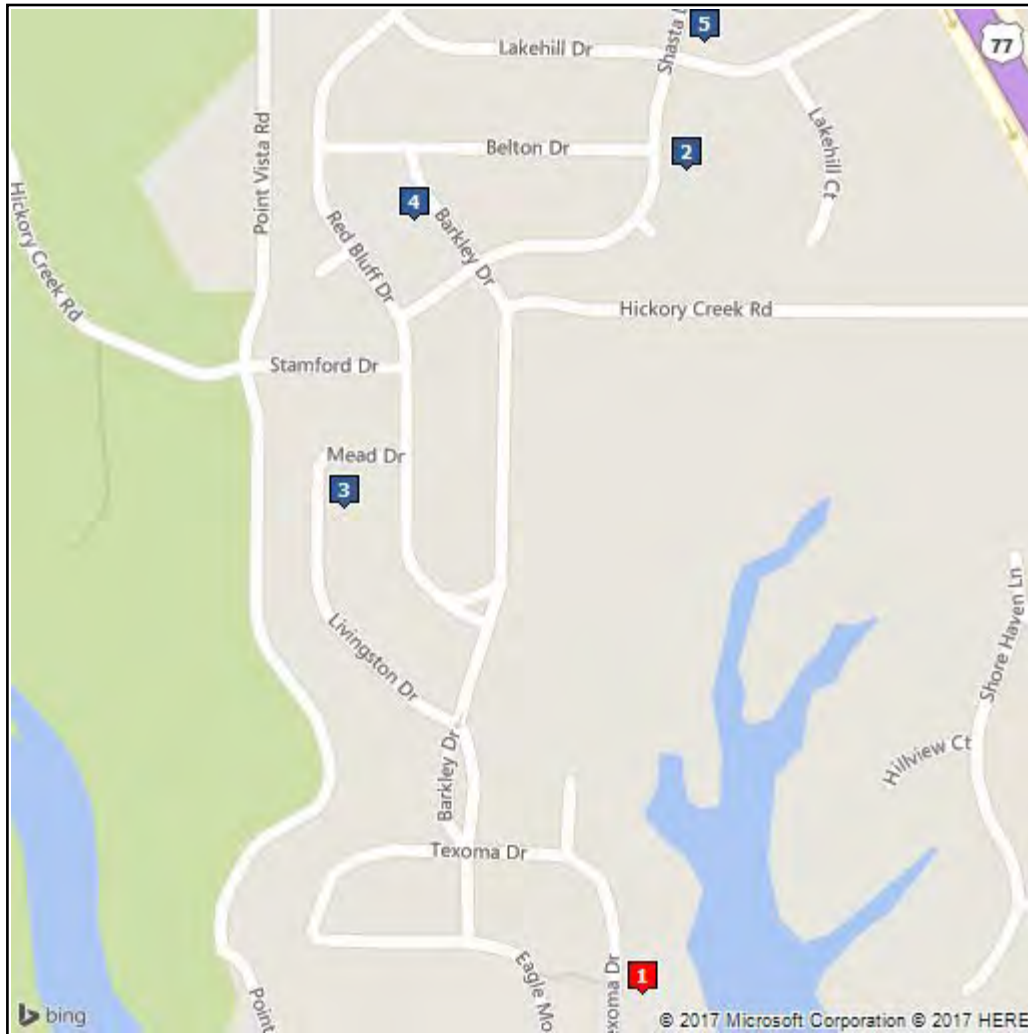
Adjusted Sold Price

Sample Tax Review



CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 321 Your Drive Subject
- 2 111 Other DR
- 3 222 Another DR
- 4 333 Alternate DR
- 5 444 Other DR

Sample Tax Review





Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
321 YO Drive		4	2	0	2925		
111 Other Drive	\$27 , 00	3	2	0	2,426	\$112.32	04/15/2016
222 Another Drive	\$280,000	4	3	0	2,825	\$99.12	06/29/2016
333 Alternate Drive	\$30 ,000	3	2	0	2,784	\$107.76	0 /28/2016
444 Other Drive	\$349,900	4	3	1	3,537	\$98.93	0 /24/2016
Averages:	\$300,600	3.5	2.5	0.3	2,893	\$104.53	

	Low	Median	Average	High	Count
Comparable Price	\$272,500	\$290,000	\$300,600	\$349,900	4
Adjusted Comparable Price	\$324,965	\$362,240	\$359,845	\$389,935	4

On Average, the 'Sold' status comparable listings sold in 26 days for \$300,600





Comparative Market Analysis

321 Your Drive
Hickory Creek, 75065

Sunday, May 28, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
321 Your Drive	111 Other DR		222 Another DR	
MLS#	13318322		13346635	
List Price	\$269,900		\$279,900	
List Date	08/03/2006		04/13/2016	
Status	Sold		Sold	
Date Available				
DOM	186	12	77	
Subdivision	LAKEVIEW AT POINT VI	Lakeview At Point Vista Ph 1	Lakeview At Point Vista Ph 02	
Prop Type	RES-Single Family	RES-Single Family	RES-Single Family	
Year Built	2002	2006	2005	
HOA Fee	180	\$396	\$396	
SqFt Total	2925	2,426	2,825	3,500
SqFt Building				
Beds	4	3	4	
Total Baths	2/0	2/0	3/0	-5,000/0
# Units				
# Stories	2	1	2	
# Living Areas	3	1	2	0
Pool on Prop		No	No	
Easements				
Road Frontg				
Restr/Encumb				
Ttl Cvrd Park	3	3	2	5,000
# Parking Spc				
Curr \$/SqFt		\$112.32	\$99.12	
L\$/SF & Lot SF		\$111.25/\$25.92	\$99.08/\$40.67	
Lot SqFt	9583.2	10,411	6,882	
Lot Desc	Interior Lot, Lake Front, L	Adjacent to Greenbelt, Corner	Interior Lot, Landscaped, Lrg. E	80,000
Handicap Amn		No	No	
Zoning				
Sale/Lse Price		\$272,500	\$280,000	
Sale/Lse Date	4/10/2007	04/15/2016	06/29/2016	
Condition				-15,000

Price	\$27,00	\$280,000
Total Adjustments	\$52,465	\$78,500
Adjusted Price	\$324,965	\$358,500

Sample Tax Review





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Hickory Creek, 75065

Sunday, May 28, 2017

CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
321 Your Drive	333 Alternate DR		444 Other DR	
MLS#	13403159		13372696	
List Price	\$319,900		\$349,900	
List Date 08/03/2006	06/17/2016		05/05/2016	
Status	Sold		Sold	
Date Available				
DOM 186	7		7	
Subdivision LAKEVIEW AT POINT VI	Lakeview At Point Vista Ph 1		Lakeview At Point Vista Ph 1	
Prop Type RES-Single Family	RES-Single Family		RES-Single Family	
Year Built 2002	2001		2002	
HOA Fee 180	\$396		\$396	
SqFt Total 2925	2,784	4,935	3,537	-21,420
SqFt Building				
Beds 4	3		4	
Total Baths 2/0	2/0		3/1	-5,000/-2,5
# Units				
# Stories 2	1		2	
# Living Areas 3	3	0	3	0
Pool on Prop	No		No	
Easements				
Road Frontg				
Restr/Encumb				
Ttl Cvrdrk 3	2	5,000	2	5,000
# Parking Spc				
Curr \$/SqFt	\$107.76		\$98.93	
L\$/SF & Lot SF	\$114.91/\$44.51		\$98.93/\$32.79	
Lot SqFt 9583.2	7,187		10,672	
Lot Desc Interior Lot, Lake Front, L	Heavily Treed, Interior Lot, Lan	80,000	Adjacent to Greenbelt, Interior I	50,000
Handicap Amn	No		No	
Zoning				
Sale/Lse Price	\$30 ,000		\$349,900	
Sale/Lse Date 4/10/2007	0 /28/2016		0 /24/2016	
Condition				-10,000

Price	\$300,000	\$349,900
Total Adjustments	\$89,935	\$16,080
Adjusted Price	\$389,935	\$365,980

Sample Tax Review

