

**Subject Property Address**

240 PIMENTO DRIVE WOODBURY GA 30293

**Order Information**

<b>BPO Type</b>	Exterior	<b>Borrower</b>	LOVELESS, RENITA
<b>Work Order ID</b>	3696531	<b>Loan Number</b>	0000221760
<b>Order Date</b>	11/20/2014	<b>Reference</b>	
<b>Date Completed</b>	11/26/2014	<b>Project</b>	SN_Nov14_DiliOrder
<b>Completed By</b>	Avail. Upon Request	<b>Ordered By</b>	Matt Rosen

**Subject Property Value**

	<b>As-Is</b>	<b>Repaired</b>
<b>30 Day Sale</b>	\$31,500	
<b>90-120 Day List</b>	\$36,900	\$37,900
<b>90-120 Day Sale</b>	\$35,000	\$36,000

**Broker's Opinion of Market Trend****STAGNANT****Overview**

The subject is located in a typically urban neighborhood with prices ranging from \$10,000 to \$69,900. The subject contains 1382 square feet, is approximately 94 years old and considered to be in average condition.

Based on an exterior inspection completed on 11/24/2014 the subject is in need of repairs. The subject's 30 day QuickSale price was determined to be \$31,500 or \$22 per square foot. The subject's 90-120 Day sale price was determined to be \$35,000 or \$25 per square foot. The estimated fair market rent for this property is \$300. The average sales price of the selected comparables is \$39,467 and the average list price of the selected comparables is \$29,500.

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### Neighborhood Information

<b>Neighborhood Type</b>	Urban	<b>Market Trend</b>	Stagnant
<b>Price Range of Comparables</b>	\$10,000	<b>to</b>	\$69,900
<b>Competing Listings</b>	6	<b>Market Appr / Depr %</b>	
		<b>Avg Marketing Days</b>	12
		<b>Vandalism Risk</b>	Medium

#### Notes

The neighborhood is like any other neighborhood some of the home are well kept others not so well kept, vandalism could be a problem but neighbors are very close to subject property and did not appear too have any vandalism, some of the home are stick built but mobile homes are in the area, age of neighborhood is around 1900's property is very close to town bank, post office, drug store as well to school. The towv is about 1 mile away and the grammar school is 11/2 miles away, middle school and high school about 10 miles away.

### Subject Property Information

<b>Property Type</b>	SFR	<b>Rent Control</b>	
<b>Property Condition</b>	Average	<b>Mgmt Company / HOA Name</b>	
<b>Appears Secure</b>	Yes	<b>Mgmt Company / HOA Phone #</b>	
<b>Occupancy</b>	Vacant	<b>Condo / Co-op Fees</b>	
<b>Legal Description</b>		<b>Fair Market Rent</b>	\$300

land lot 67 land district 9

#### Notes

The subject is a ranch style, square footage is 1340, location is compatible neighborhood, condition appears to be good looking from outside, I saw no damage to the house, just a few minor repairs needed. There is a heavy accumulation of pine needles on roof which could be cleared.

### Subject Listing and Sale History in the Past 3 Years

<b>Currently Listed</b>	No	<b>MLS #</b>	
<b>List Price</b>		<b>Listing Agency</b>	
<b>List Date</b>		<b>Listing Agency Phone #</b>	
<b>1<sup>st</sup> Previous Sale Date</b>		<b>1<sup>st</sup> Previous Sale Price</b>	
<b>2<sup>nd</sup> Previous Sale Date</b>		<b>2<sup>nd</sup> Previous Sale Price</b>	
<b>3<sup>rd</sup> Previous Sale Date</b>		<b>3<sup>rd</sup> Previous Sale Price</b>	

#### Notes

### Tax Information

<b>Assessed Value</b>	\$35,400.00	<b>Annual Taxes</b>	\$732.00
<b>Date Assessed</b>	01/20/2014	<b>Delinquent Taxes</b>	\$3,022.08
<b>Tax Rate</b>	51.75	<b>Other Assessments</b>	\$0.00
<b>Date Taxes Due</b>	12/20/2014		

#### Notes

### Repairs

<b>Estimated Interior Repairs</b>		
<b>Estimated Exterior Repairs</b>	Windows. underpinning, yard	\$1,000
<b>Recommended Upgrades</b>	Windows need molding, some underpinning replacing	\$1,500
<b>Total</b>		\$1,750

#### Notes

Windows need molding, some underpinning needs replacing, yard work needs work.

## 240 PIMENTO DRIVE WOODBURY GA 30293

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### Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
<b>Address</b>	240 PIMENTO DR	497 Primrose Cric	10068 Whitehouse	407 2 ave.	18374 main street	118 dogwood lane	7 spruce st
<b>City</b>	WOODBURY	Greenville	Woodbury	Manchester	woodbury	Woodbury	manchester
<b>State / Zip</b>	GA 30293	GA 30222	GA 30293	GA 31816	GA 30293	GA 30293	GA 31816
<b>Proximity (miles)</b>		13.4	2.08	8.14	0.7	0.8	8.67
<b>Subdivision</b>	no	Other	Other	Other	Other	Other	Other
<b>Data Source</b>	COUNTY	COUNTY	COUNTY	COUNTY	COUNTY	COUNTY	COUNTY
<b>Property Type</b>	SFR	SFR	SFR	SFR	SFR	SFR	SFR
<b>Number of Units</b>	1	1	1	1	1	1	1
<b>Style / Design</b>	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch
<b>Location / View</b>		Street	None	Street	Street	Street	Street
<b>Year Built</b>	1920	1988	2001	1935	1900	1920	1910
<b>Condition</b>	Average	Average	Average	Average	Average	Fair	Average
<b>Total / Bed / Bath</b>	4 3 2	7 3 2	7 3 2	5 3 1	6 3 1	5 2 1	6 3 1
<b>Gross Living Area</b>	1,382	1,204	1,482	1,404	1,652	1,364	1,304
<b>Basement</b>	no	no	no	no	no	no	no
<b>Car Storage</b>	no	carport	no	no	no	no	yes
<b>Lot Size (acres)</b>	0.14	1	8.46	0.5	1.5	0.25	0.23
<b>Land Value</b>	\$2,000	\$3,000	\$3,000	\$2,000	\$10,000	\$5,000	\$7,500
<b>Original List Price</b>		\$22,500	\$69,900	\$32,500	\$36,500	\$29,500	\$22,500
<b>Current List Price</b>		\$22,500	\$69,900	\$39,900	\$36,500	\$29,500	\$22,500
<b>Sale Price</b>		\$22,500	\$56,000	\$39,900			
<b>Sale Date</b>		02/21/2014	04/16/2014	03/17/2014			
<b>Price / Sq Ft</b>	\$25	\$18	\$37	\$28	\$22	\$21	\$17
<b>Days on Market</b>		147	78	84	249	243	30
<b>Comparability to Subject</b>		Inferior	Superior	Similar	Similar	Similar	Inferior
<b>Type of Transaction</b>		REO	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market

### Subject Property Value

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<b>90-120 Day Sale (As-Is)</b>	\$35,000	<b>90-120 Day Sale (Repaired)</b>	\$36,000

#### Marketing Notes and Conclusion of Pricing

Without looking on the inside is difficult to say what price should be, the out side looks fair with some repairs and clean up. Some of the active listings are priced too high. The outside has vinyl siding that is in good shape, roof is of metal.

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### Comments Regarding Comparability of Sales and Listings

**Sale 1** About same square footage and similar in look.

**Sale 2** Square footage about the same, more acres of land but looks similar to subject property.

**Sale 3** Square footage about the same, lot size about same looks similar to subject property.

**Listing 1** About same square footage, similar in style, close to subject property.

**Listing 2** About same square footage, similar in style, and close to subject.

**Listing 3** About same square footage, similar in style, close to subject.

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### NOTES ADDENDUM

#### REPAIR SECTION

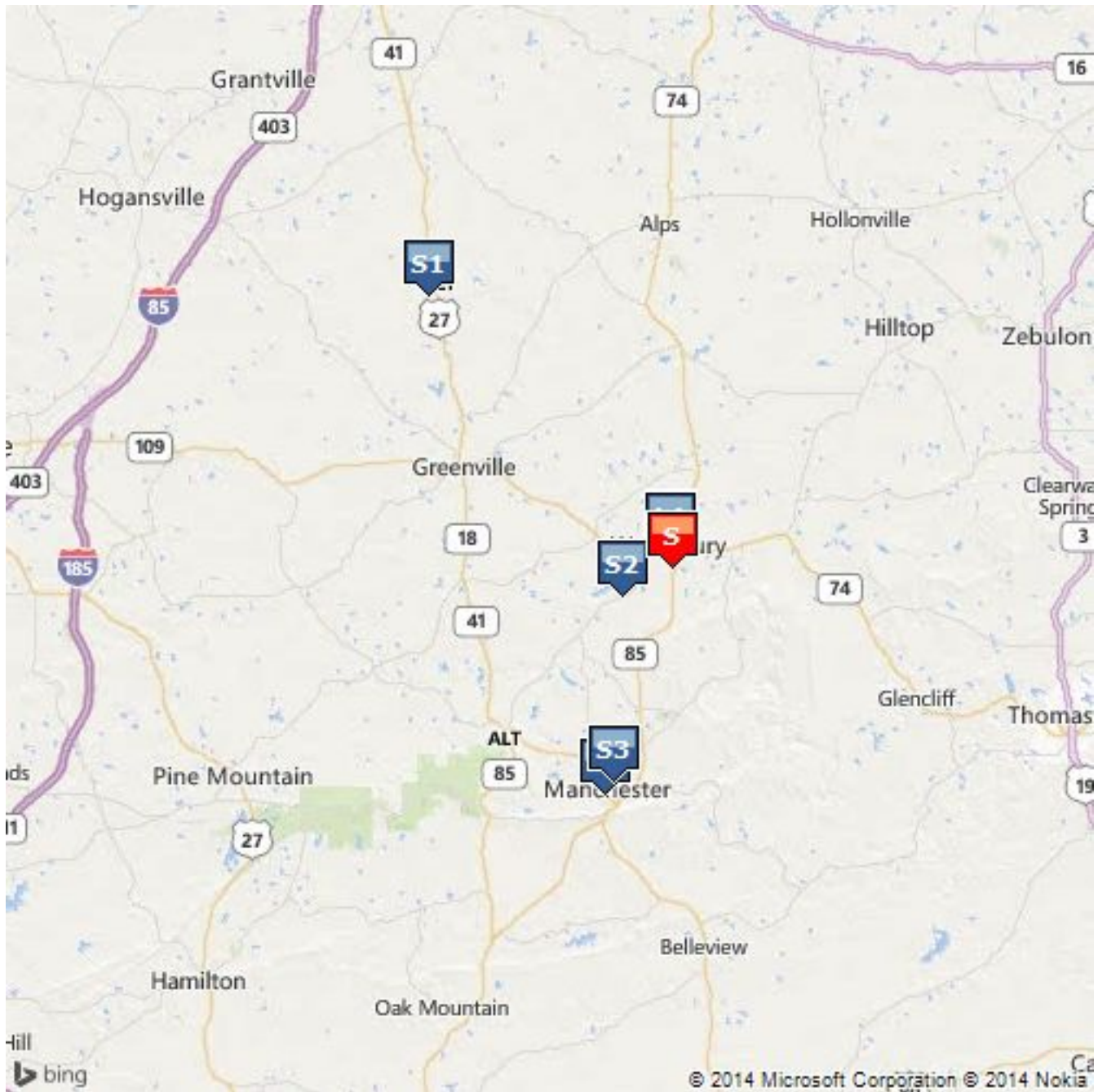
[Cont'd from page 2] ...Windows need molding  
, some underpinning replacing

#### Quality Notes

The value is reasonable and supported based on the data provided.

## 240 PIMENTO DRIVE, WOODBURY GA 30293

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(S) SUBJECT - 240 PIMENTO DRIVE

S1) COMP SALE 1 - 497 Primrose Cricle (Calculated distance: 13.40 miles)

S2) COMP SALE 2 - 10068 Whitehouse Parkway (Calculated distance: 2.08 miles)

S3) COMP SALE 3 - 407 2 ave. (Calculated distance: 8.14 miles)

L1) COMP LIST 1 - 18374 main street (Calculated distance: 0.70 miles)

L2) COMP LIST 2 - 118 dogwood lane (Calculated distance: 0.80 miles)

L3) COMP LIST 3 - 7 spruce st (Calculated distance: 8.67 miles)



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SUBJECT FRONT VIEW



Photo taken on 11/17/2014.

SUBJECT NEIGHBORHOOD VIEW



SUBJECT ADDRESS VERIFICATION



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COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



COMP SALE 3 FRONT VIEW





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COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW



COMP LISTING 3 FRONT VIEW





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### Owner and Parcel Information

267.74 2262.32

Owner Name	LOVELESS KENITA	Today's Date	November 24, 2014
Mailing Address	240 PIMENTO DR	Parcel Number	WO09 051
	WOODBURY, GA 30293-3514	Tax District	WOODBURY (District 06)
Location Address	240 PIMENTO DR	2013 Millage Rate	51.750
Legal Description	HSE/LL 67 9TH LD	Acres	0
Property Class(NOTE: Not Zoning Info)	R3-Residential	Neighborhood	WOODBURY GENERAL
Zoning		Homestead Exemption	Yes (S1)
Landlot/District	67/9	Parcel Map	Parcel Map Not Available for this Parcel
Water	No Water	Sewer	No Sewer
Electric		Gas	Tank Gas
Topography	Rolling	Drainage	Poor
Road Class	Interstate	Parcel Road Access	No Road

2999.45

### 2014 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 2,000	\$ 33,400	\$ 0	\$ 35,400	\$ 35,400

### Land Information

Type	Description	Calculation Method	Frontage	Depth	Acres	Photo
RES	WOODBURY 40	Front Feet	60	104		NA

### Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,382	Sheetrock	Aluminum/Vinyl Siding	0	0	1920	<a href="#">Building Images</a>
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire Pl	Sketch
Metal - Galvanized	Pine/Plywd	None/Sp Ht/Susp	4/3/2.0/3	\$ 33,400	Average	1	<a href="#">Sketch Building 1</a>

### Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

### Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
01/08/2004	544 239		\$ 0	G	CLARK HENRY L	LOVELESS KENITA
01/01/1945	53 0586		\$ 0	Non-Market		CLARK HENRY L

### Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

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