

**Subject Property Address****23400 RANCH HILL DRIVE SOUTHFIELD MI 48034****Order Information**

BPO Type	Exterior	Borrower	JAMES L KNOX
Work Order ID	3787630	Loan Number	56914
Order Date	09/16/2016	Reference	45149
Date Completed	09/20/2016	Project	56914.18052
Completed By	Avail. Upon Request	Ordered By	ColonialXml Integration

**Subject Property Value**

	As-Is	Repaired
Sales Approach	\$150,000	\$150,000
Income Approach	\$162,000	

Broker's Opinion of Market Trend**INCREASING
3 % ANNUALLY****Overview**

The subject is located in a typically suburban neighborhood with prices ranging from \$135,000 to \$219,900. The subject contains 1,509 square feet, is approximately 61 years old and considered to be in average condition.

Based on an exterior inspection completed on 09/19/2016 the subject is not in need of repairs. The sales approach was determined to be \$150,000 or \$99 per square foot. The income approach was determined to be \$162,000. The estimated fair market rent for this property is \$1,300. The average sales price of the selected comparables is \$166,667 and the average list price of the selected comparables is \$144,966.

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Neighborhood Information

Neighborhood Type	Suburban	Market Trend	Improving
Price Range of Comparables	\$135,000	to	\$219,900
Competing Listings	7	Market Appr / Depr %	3
		Avg Marketing Days	65
		Vandalism Risk	Low

Notes

Market conditions have steadily improved within the last 48 months as REO inventory has decreased by over 65%.

Subject Property Information

Property Type	SFR	Rent Control	No
Property Condition	Average	Mgmt Company / HOA Name	
Appears Secure	Yes	Mgmt Company / HOA Phone #	
Occupancy	Owner	Condo / Co-op Fees	
Legal Description		Fair Market Rent	\$1,300

T1N,R10E,SEC 28 69 BERG ROAD HILLS LOT 69

Notes

At time of inspection the subject was occupied and appears to be in average/typical overall condition. The property offers a part brick exterior, attached garage and no basement.

Subject Listing and Sale History in the Past 3 Years

Currently Listed	No	MLS #	
List Price		Listing Agency	
List Date		Listing Agency Phone #	
1st Previous Sale Date		1st Previous Sale Price	
2nd Previous Sale Date		2nd Previous Sale Price	
3rd Previous Sale Date		3rd Previous Sale Price	

Notes

Tax Information

Assessed Value	\$41,920.00	Annual Taxes	\$3,037.00
Date Assessed	01/01/2016	Delinquent Taxes	\$0.00
Tax Rate	0	Other Assessments	\$0.00
Date Taxes Due	09/01/2016		

Notes

Repairs

Estimated Interior Repairs

Estimated Exterior Repairs

Recommended Upgrades

Total	\$0
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Notes

None noted

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Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	23400 RANCH HILL DRIVE	24860 River Heights St	23630 Hazen St	25901 Lois Ln	23042 Helen St	23239 E Ranch Hill Dr	23175 E Ranch Hill Dr
City	SOUTHFIELD	Southfield	Southfield	Southfield	Southfield	Southfield	Southfield
State / Zip	MI 48034	MI 48033	MI 48033	MI 48075	MI 48033	MI 48033	MI 48033
Proximity (miles)		0.27	0.49	1.05	0.7	0.09	0.11
Subdivision	BERG ROAD HIL	Same	Other	Other	Other	Same	Same
Data Source	COUNTY	MLS	MLS	MLS	MLS	MLS	MLS
Property Type	SFR	SFR	SFR	SFR	SFR	SFR	SFR
Number of Units	1	1	1	1	1	1	1
Style / Design	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch
Location / View	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Year Built	1955	1964	1957	1952	1937	1950	1951
Condition	Average	Average	Average	Average	Average	Average	Average
Total / Bed / Bath	7 3 1.1	7 3 2	7 4 1.1	7 3 2	7 3 1.1	7 3 2	7 3 1.1
Gross Living Area	1,509	1,885	1,581	1,463	1,447	1,756	1,579
Basement	Crawl	full	full	full	full	crawl	full
Car Storage	2att	2att	2att	2att	0	2att	2att
Lot Size (acres)	0.49	0.31	0.26	0.72	0.32	0.71	0.46
Land Value		\$15,000	\$15,000	\$15,000	\$13,000	\$13,000	\$13,000
Original List Price		\$159,900	\$169,900	\$187,000	\$149,999	\$135,000	\$149,900
Current List Price		\$159,900	\$165,000	\$175,000	\$149,999	\$135,000	\$149,900
Sale Price		\$150,000	\$165,000	\$185,000			
Sale Date		06/13/2016	06/10/2016	05/16/2016			
Price / Sq Ft	\$99	\$79	\$104	\$126	\$103	\$76	\$94
Days on Market		35	17	173	61	28	56
Comparability to Subject		Similar	Similar	Similar	Inferior	Similar	Similar
Type of Transaction	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market

Subject Property Value

Sales Approach	\$150,000
Income Approach	\$162,000

Marketing Notes and Conclusion of Pricing

The sold comparables utilized in this report were given the most weight first, as they are proven sales in the current market conditions and adjusted for differences.

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Comments Regarding Comparability of Sales and Listings

Sale 1
Fully finished basement, fenced yard, open porch, rear deck, no noted updates.
Adjusted for differences

Sale 2
Superior basement, full brick exterior, natural fireplace.
Adjusted for differences

Sale 3
Full brick exterior, unfinished basement, no noted updates.
Adjusted for differences

Listing 1
Inferior garage, open porch, natural fireplace, appliances included.
Adjusted for differences

Listing 2
Slight inferior condition, comparable location, features and condition.
Adjusted for differences

Listing 3
Full brick exterior, minor recent updates, natural fireplace.
Adjusted for differences

23400 RANCH HILL DRIVE, SOUTHFIELD MI 48034

BORROWER	JAMES L KNOX	WORK ORDER	3787630
LOAN	56914	REFERENCE	45149

NOTES ADDENDUM

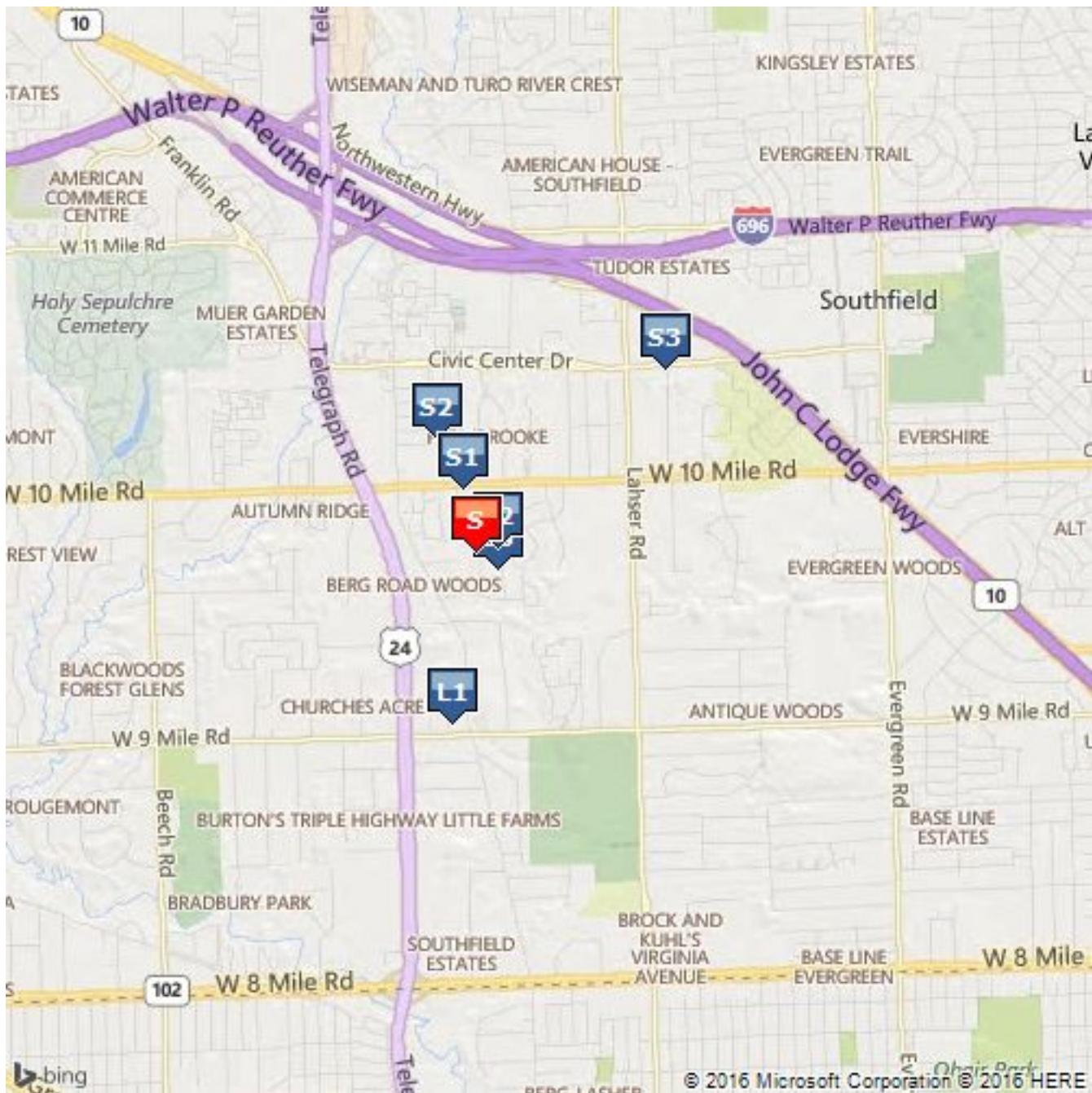
VALUATION SECTION

*** Quality Notes:**

The Final valuation figures included in this report represents the current market trend. Comparables were chosen based on the area and valued on the comparison method. All comps included in this report were the best available at the time of this evaluation. The agent used great comps all within a 1.05 mile radius of the subject, all fair market properties and sold under six months. The recommended value is reasonable and supported based on the data provided.

23400 RANCH HILL DRIVE, SOUTHFIELD MI 48034

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(S) SUBJECT - 23400 RANCH HILL DRIVE

S1) COMP SALE 1 - 24860 River Heights St (Calculated distance: 0.27 miles)

S2) COMP SALE 2 - 23630 Hazen St (Calculated distance: 0.49 miles)

S3) COMP SALE 3 - 25901 Lois Ln (Calculated distance: 1.05 miles)

L1) COMP LIST 1 - 23042 Helen St (Calculated distance: 0.70 miles)

L2) COMP LIST 2 - 23239 E Ranch Hill Dr (Calculated distance: 0.09 miles)

L3) COMP LIST 3 - 23175 E Ranch Hill Dr (Calculated distance: 0.11 miles)

23400 RANCH HILL DRIVE, SOUTHFIELD MI 48034

BORROWER JAMES L KNOX
LOAN 56914

WORK ORDER 3787630
REFERENCE 45149

SUBJECT FRONT VIEW



Photo taken on 09/19/2016.

SUBJECT NEIGHBORHOOD VIEW



SUBJECT ADDRESS VERIFICATION



23400 RANCH HILL DRIVE, SOUTHFIELD MI 48034

BORROWER	JAMES L KNOX	WORK ORDER	3787630
LOAN	56914	REFERENCE	45149

COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



COMP SALE 3 FRONT VIEW



23400 RANCH HILL DRIVE, SOUTHFIELD MI 48034

BORROWER	JAMES L KNOX	WORK ORDER	3787630
LOAN	56914	REFERENCE	45149

COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW



COMP LISTING 3 FRONT VIEW



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per page

Oakland County Public Records - Full Detail Report*Location & Ownership*

Property Address: **23400 Ranch Hill Drive W** Property ID: **2428127015**
 City/State/Zip: **Southfield, Michigan, 48033-3186**

Owner Name: **James Knox/Debra Knox** Lat/Long: **42.467198 / -83.272627**
 Taxpayer Address: **23400 Ranch Hill Drive W** Census Tract: **1618**
 City/State/Zip: **Southfield, Michigan, 48033-3186** Block Group: **1**

City/Village/Town: **Southfield** School District: **Southfield Public Schools**
 Subdivision: **BERG ROAD HILLS** Property Category: **Residential**
 MLS Area: **02244 - Southfield** Land Use: **401 - RESIDENTIAL, IMPROVED**
 Legal Description: **T1N,R10E,SEC 28 69 BERG ROAD HILLS LOT 69**

TransactionDesk:[Start a Transaction](#)[Start a Listing Input Form](#)**REALIST Links:**[Full Report](#)[Comparables](#)[Market Trends](#)[Neighborhood Profile](#)**Data Co-op Links:**[Data Co-op Tax Detail](#)[Data Co-op RealAVM](#)[Data Co-op Consolidated Report](#)**RPR Links:**[RPR Detail Report](#)[RPR Complete Property Report](#)**Photos***Taxes*

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2015	W	\$527.58	\$5.27	\$0.00	\$0.00	\$532.85
2015	S	\$1,881.42	\$18.81	\$604.72	\$0.00	\$2,504.95
2014	W	\$523.37	\$5.23	\$0.00	\$0.00	\$528.60
2014	S	\$1,765.46	\$17.65	\$180.59	\$0.00	\$1,963.70
2013	W	\$531.40	\$5.31	\$0.00	\$0.00	\$536.71
2013	S	\$1,842.69	\$18.42	\$180.59	\$0.00	\$2,041.70
2012	W	\$547.92	\$5.47	\$0.00	\$0.00	\$553.39
2012	S	\$1,868.98	\$18.68	\$186.16	\$0.00	\$2,073.82
2011	W	\$583.22	\$5.83	\$0.00	\$0.00	\$589.05
2011	S	\$1,996.13	\$19.96	\$185.35	\$0.00	\$2,201.44

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2015	\$37,920	\$41,920	100	\$3,037.80
2014	\$37,330	\$37,330	100	\$2,492.30
2013	\$38,620	\$38,620	100	\$2,578.41
2012	\$39,820	\$39,820	100	\$2,627.21
2011	\$43,420	\$43,420	100	\$2,790.49

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
OAKLAND COUNTY TREASURY	NATIONAL TAX SEARCH	05/13/2014	05/06/2014	\$3,477	CERT/RED	47029/0547
ASPINWALL,PAUL,R	KNOX,JAMES,L	09/17/2002	08/30/2002	\$145,000	WAR/DEED	26568/0626

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
MICHIGAN H/O ASSISTANCE	JAMES KNOX	04/07/2016	04/04/2016	\$23,893	MTG	49228/0261
RESIDENTIAL FUNDINGCO	SPARTAN EQUITIES HIGH Y	06/30/2014	06/03/2014	\$0	ASMT	47172/0025
RESIDENTIAL ASSET SECUR	RESIDENTIAL FUNDINGCO	06/30/2014	06/03/2014	\$0	ASMT	47172/0024
PARAGON HOME LENDING	RESIDENTIAL ASSET SECUR	06/30/2014	06/20/2014	\$0	ASMT	47172/0023
OAKLAND COUNTY TREASURY	DEBORA KNOX	04/10/2014	04/03/2014	\$0	MISC	46942/0674
DEBORA KNOX	OAKLAND COUNTY TREASURY	04/10/2013	04/03/2013	\$0	MISC	45644/0041
MORTGAGE ELECTRONICRE	US BANK	04/01/2009	03/26/2009	\$0	ASMT	41025/0757
FAMILY EQUITY INC	JAMES L KNOX	11/28/2006	10/27/2006	\$0	DIS	38438/0201
COUNTRYWIDE HOME LN IN	JAMES KNOX	10/20/2006	10/03/2006	\$0	DIS	38280/0274
FIRST FRANKLIN FINANCIAL	COUNTRYWIDE HOME LN IN	10/20/2006	01/06/2005	\$0	ASMT	38280/0273
PARAGON HOME LENDING	JAMES L KNOX	09/12/2006	08/23/2006	\$171,000	MTG	38101/0038
FAMILY EQUITY INC	JAMES L KNOX	09/08/2005	08/31/2005	\$7,800	MTG	36219/0642
FIRST FRANKLIN FINANCIAL	KNOX,JAMES	01/27/2005	12/23/2004	\$153,000	MTG	34852/0070
MORTGAGE ELECTRONIC RE	KNOX,JAMES,L	01/24/2005	12/30/2004	\$0	DIS	34824/0516
OHIO SAVINGS BK	ASPINWALL,PAUL,R	10/15/2002	09/13/2002	\$0	DIS	26797/0748
AMERICAS WHOLESALE LEN	KNOX,JAMES,L	09/17/2002	08/30/2002	\$137,750	MTG	26568/0652
MELLON MORTGAGE CO	ASPINWALL,PAUL,R	09/11/1998	07/14/1998	\$0	DIS	18941/0015
SOC CREDIT UNION	ASPINWALL,PAUL,R	07/01/1998	05/22/1998	\$0	DIS	18655/0620
PIONEER MORTGAGE INC	OHIO SAVINGS BK	06/29/1998	05/15/1998	\$0	ASMT	18643/0284
PIONEER MORTGAGE INC	ASPINWALL,PAUL,R	06/04/1998	05/15/1998	\$90,000	MTG	18557/0709

Characteristics

Living Area SF:	1509	Bedrooms:	3
Basement Sqft:		Bathrooms:	1.1
Year Built:	1955	Pool:	
Year Remodeled:		Fireplace:	Yes
Exterior:	Brick	Garage Features:	Attached
Architecture Level:	1 Story	Garage Year Built:	1955

9/20/2016

Realcomp Online

Style:	Ranch	Garage Sqft:	500
Roof Type/Materials:	/Asphalt	Garage Length:	
Basement:	Crawl	Garage Width:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Oil	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	28.0000/ 1.0000	Storm Sewer:	
#2 Porch Type:	Porch - Concrete Platform	Construction Type:	Tract
#2 Porch/Dimensions:	209.0000/1.0000	Land Dimension:	100X214
Topography:		Land Sqft:	21400
Irregular:	NO	Acres:	0.49

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