

RESALE BROKER PRICE OPINION (Interior)



Johnny Acosta
428 1st Street
TAFT, TX 78390

Location is:
 Urban
 Suburban
 Rural

As of:
3/16/2018 1:58:45 PM



Assessor's Parcel Number
N/A

Loan Number
10817

Order Number
741-769920

This is a suggested listing price in anticipation of getting the listing

Price Recommendation

Sales Price As Is:	\$89,900
Sales Price As Repaired:	\$89,900
Suggested Lot Only Price:	\$4,000
Estimated Months to Sell As Is:	3 Months
Estimated Months to Sell As Repaired:	3 Months

Property Condition

Does the property appear neglected? Yes No

Describe Subject Property:

Well kept home with laminate wood flooring and tile throughout. New cabinets in kitchen and granite counter tops. Stove only appliance. Central air and heat no gas. Bath has stand up glass door shower, toilet and sink. Washer located in bath. Back patio covered with built in bar counter and storage area. Two sheds in back and no garage.

Describe Repairs Needed:

None to be noted.

Sales Activity

Subject's last sale price:	N/A	Date of last sale of subject:	N/A
Has subject been listed for sale in last 12 months? <input type="radio"/> Yes <input checked="" type="radio"/> No	Is the subject currently listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No	Has the subject ever been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Most Recent List Price:	N/A	Recently Listed by:	Listing Agent's Phone Number:
Were you able to inspect interior of subject property? <input type="radio"/> Yes <input type="radio"/> No	Is subject vacant? <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	If vacant, is subject secure? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown	

Broker Information

Broker / Agent Name:	Maria G. Back	Sales \$ Volume Last Year:	
Specialty (REO, SFR):	REO, SFR, Property management	License Number/Exp. Date:	557452 / 06/30/2018
Company Name:	Cass Real Estate	Office Phone Number:	(361) 643-2662
Address:	401 Us Hwy 181	Cell Number:	(361) 443-8997
City, ST Zip:	Portland, TX 78374	E-Mail Address:	maria_back61@yahoo.com
Length of Employment in Field:	12 years	BPO Completion Date:	3/14/2018

Certification

We have viewed the property listed above, and we hereby certify that, to the best of our knowledge and belief, any issues with the property are noted above. Also, any indication of repairs needed to the site or the improvements are noted above. This inspection is a visual inspection of above-referenced property to determine the current condition of the property. If the interior was not accessible, the assessment was complete by viewing through doors or windows. If the property is occupied, the assessment was completed from a street view only. This is a suggested listing price done in anticipation of getting the listing and is not for lending and/or not for appraisal purposes.

Client acknowledges that broker is not a home inspector or structural engineer and conducted only a visual inspection of the subject property. The Report is only for the benefit of the Customer. Liability is limited solely to the fee paid by Customer for this report. © 2008-2018 Trinity Appraisal Services, LLC 888-573-5633. Trade/Service marks are the property of Trinity Appraisal Services, LLC.

Subject Property - Front View



Subject Property - Address Verification



Subject Property - Side



Subject Property - Rear



Subject Property - Street



Subject Property - Additional



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Rear View



bathroom



ITEM	SUBJECT	COMPARABLES					
		SALES #1	SALES #2	SALES #3	LISTING #1	LISTING #2	LISTING #3
Address:	428 1st Street	633 Lopez Street	542 McIntyre Ave	401 Field Ave	629 Lopez St	605 Porter St	236 Sunset RD
City, ST Zip:	TAFT, TX 78390	Taft, Tx 78390	Taft, Tx. 78390	Taft, Tx. 78390	Taft., Tx 78390	Taft, Tx 78390	Gregory Tx 78359
Sales / List Price ("As Repaired") :	\$89,900	\$49,900	\$105,000	\$112,500	\$81,000	\$44,000	\$139,000
Initial List Price:	\$92,900	\$49,500	\$105,000	\$112,500	\$35,000	\$35,000	\$139,000
Seller Concessions:		\$0	\$2,500	\$0			\$0
MLS Number:		319390	320402	318808	319381	311355	319367
Sale / List Date:		12/22/2017	02/20/2018	10/30/2017	09/30/2017	05/10/2017	10/02/2017
Days on Market:		91	116	57	166	309	164
Stage:	Existing Structure	Existing Structure	Existing Structure	Existing Structure	Existing Structure	Existing Structure	Under Construction
Type:	SFR	SFR	SFR	SFR	SFR	SFR	SFR
Square Feet (above grade):	950	631	1,446	1,363	1,322	1,156	1,071
Square Feet (basement total only):	0	0	0	0	0	0	0
Basement - Finished Sq Ft:	0	0	0	0	0	0	0
Year Built:	2016	1950	1936	1958	1964	1946	2018
Effective Age:	2016	2016	2016	2016	1964	1946	2018
Bedrooms:	3	1	2	3	3	3	3
Bath-Full:	1	1	1	2	1	1	2
Bath-Half:	0	0	0	0	0	0	0
Garage - Att:	0	0	0	0	0	0	0
Garage - Det:	0	0	0	0	0	0	0
Garage - Carport:	0	0	0	0	0	0	0
Lot Size (Sq Ft or Acres):	6,009	7,794	7,500	9,450	3,897	6,750	4,200
Distance to Subj:		0.80 miles	0.53 miles	0.45 miles	0.80 miles	0.60 miles	7.17 miles
View/Location:		Equal to Subject	Superior to Subject	Superior to Subject	Equal to Subject	Equal to Subject	Equal to Subject
Quality of Construction:		Equal to Subject	Equal to Subject	Equal to Subject	Inferior to Subject	Inferior to Subject	Superior to Subject
Current Condition:		Inferior to Subject	Equal to Subject	Equal to Subject	Inferior to Subject	Inferior to Subject	Superior to Subject
Amenities - Pool:	None	None	None	None	None	None	None
Amenities - Fireplace:	0	0	1	0	0	0	0
Amenities - Other:	sheds	none	Storage shed	FENCE	0	0	0
Foreclosure/REO:	No	No	No	No	No	No	No

Sale #1 Comments: Located on the same neighborhood as subject.

Sale #2 Comments: Remodeled and located across highway.

Sale #3 Comments: Remodel and best comparable to subject in quality of construction and updates. It is an older home though. Sold for \$27,900 12/04/2015 and completely remodeled. 55 Tv conveys along with Stainless Steel appliances.

Listing #1 Comments: AS IS home. needed updating C6 Condition

Listing #2 Comments: AS IS and in need of a lot of repairs. Foreclosure. C6

Listing #3 Comments: Gregory is a town South east of Taft. I used this one because there are only 4 active listings in Taft but two are not comparable.

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Sale #1

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Sale #2

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Sale #3

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Listing #1

AS IS home. needed updating C6 Condition





Listing #2

AS IS and in need of a lot of repairs. Foreclosure. C6



Listing #3

Gregory is a town South east of Taft. I used this one because there are only 4 active listings in Taft but two are not comparable.

