

PROPERTY ADDRESS:  
231 Clara Avenue, Dayton, Oh 46357

MORTGAGER NAME:

REFERENCE NUMBER:

REPORT DATE:  
05/21/2014

Broker/Agent Estimate

## As-Is Value

**\$ 325,000**

30 Day Quick-Sale Value \$ 299,000

Cost-to-Cure n/a

As-Repaired Value n/a

Subject Overview

Is the Subject Listed? No

Bank Owned/REO No

Market Overview

Neighborhood Market Trend ↑↓ Stable

Overall Market Trend ↑↓ Stable

Range of Comparable Sales \$ 292,000 - \$ 330,000

Range of Comparable Listings \$ 329,900 - \$ 359,900

Market Supply Normal

Foreclosure Activity Moderate

Comments

Subject appears conform to the neighborhood.

**\*\*SAMPLE REPORT\*\***

Agent Name

License Number

Valuation Date 05/21/2014



Street Address	SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE
Proximity to Subject	n/a	3 Miles	0.714 Miles	3 Miles	4 Miles	3 Miles	4 Miles
Sale Price	n/a	\$ 292,000	\$ 330,000	\$ 306,000	n/a	n/a	n/a
Sale Date	n/a	04/28/2014	12/1/2013	04/14/2014	n/a	n/a	n/a
REO/Short Sale	No	No	No	No	No	No	No
Original List Price	n/a	\$ 319,900	\$ 339,000	\$ 319,900	\$ 339,900	\$ 369,000	\$ 350,000
Original List Date	n/a	05/07/2013	05/25/2013	11/11/2013	01/22/2014	02/20/2014	05/04/2014
Current List Price	n/a	n/a	n/a	n/a	\$ 329,900	\$ 359,900	\$ 350,000
Current List Date	n/a	n/a	n/a	n/a	05/21/2014	05/21/2014	05/21/2014
Days on Market	n/a	356	192	154	119	90	18
Year Built	1988	1962	1961	1958	1967	1958	2005
Gross Living Area	2,199	2,085	1,999	1,985	1,914	1,985	1,872
Total Basement Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bed/Bath Count	3 / 3.00	3 / 2.00	3 / 2.00	4 / 3.00	4 / 3.00	3 / 2.00	3 / 3.00
Site Size	0.131 Acres	0.149 Acres	0.230 Acres	0.155 Acres	0.149 Acres	0.156 Acres	0.069 Acres
Garage Capacity	1	1	1	2	1	1	1
As Compared to Subject	n/a	Similar or Model Match	Similar or Model Match	Similar or Model Match	Similar or Model Match	Similar or Model Match	Similar or Model Match
Property Condition	n/a	Good	Good	Very Good	Good	Good	Good
Amenities							



Location Map



Overhead Subject Image



Bird's Eye View



Street View



Subject Property	Proximity	Estimated Value
<b>S</b> 231 Clara Avenue, Dayton, Oh 46357	n/a	\$ 325,000
Sold Comparables		
	Proximity	Sold Price
<b>S1</b> Sample address	3 mi	\$ 292,000
<b>S2</b> Sample address	0.714 mi	\$ 330,000
<b>S3</b> Sample address	3 mi	\$ 306,000
Listed Comparables		
	Proximity	Listed Price
<b>L1</b> Sample address	4 mi	\$ 329,900
<b>L2</b> Sample address	3 mi	\$ 359,900
<b>L3</b> Sample address	4 mi	\$ 350,000



Sold Comparables

S1 Sample address



MLS Photo

S2 Sample address



S3 Sample address



Overhead View



Bird's Eye View





Listed Comparables

**L1** Sample address



MLS Photo

**L2** Sample address



**L3** Sample address



Overhead View

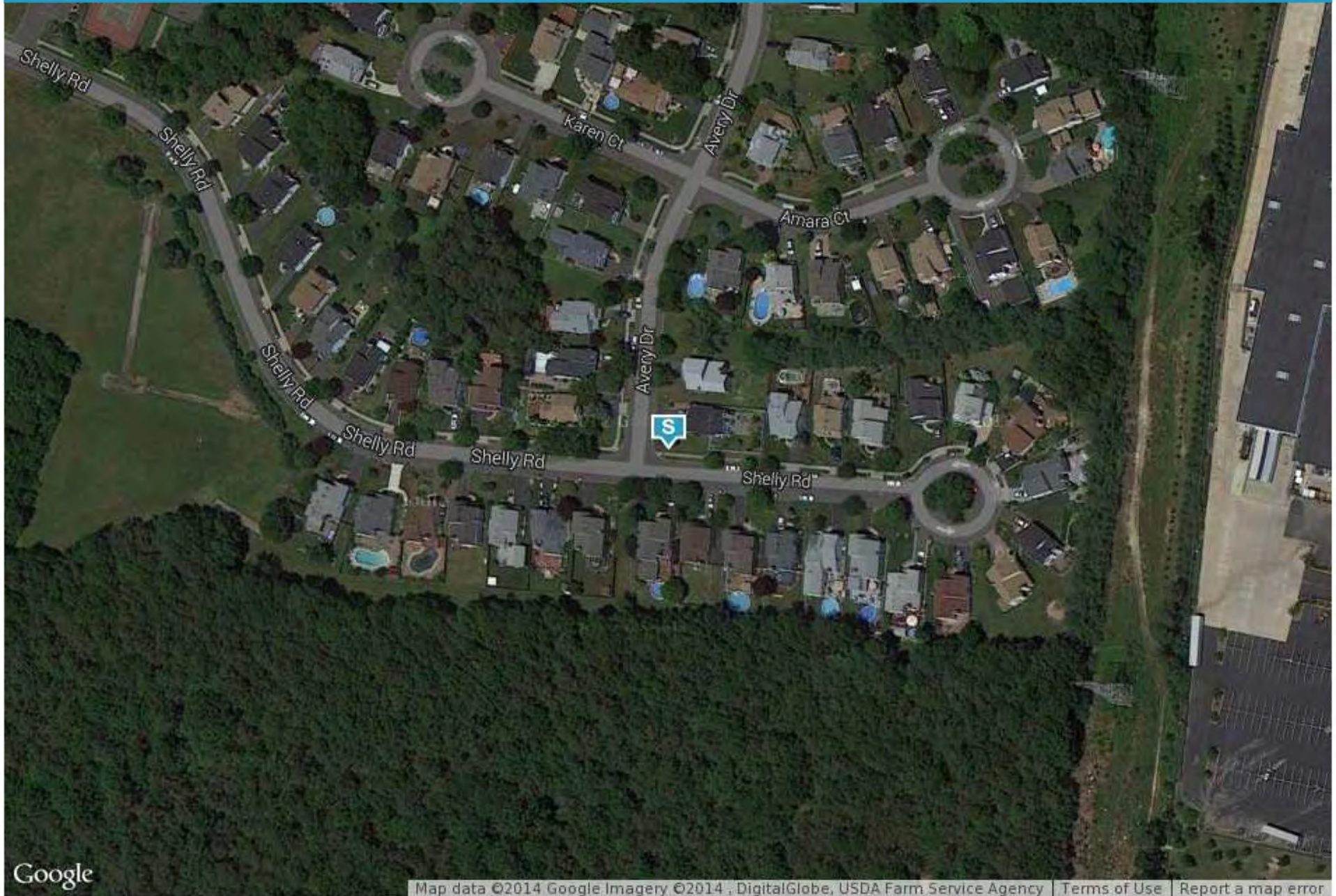


Bird's Eye View





Subject Neighborhood View



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