

AVM for app,22

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Summary	Home value estimate and confidence score
Assessor Report	Adjusts sales comps for sqft, location etc. to align with target property. Resembles an appraisal
Target Property	Detailed Info incl. flood zone, hazard sites, construction quality etc.
Financial Data	Current loan details of the owner
Sales Activity	Details in the local area
Sales Comps	Details on 3 nearby, recent, selected sales comps that are within +/- 20% of estimated property value (legal requirement)
Similar Properties	3 nearby properties with similar county assessed value

Invoice

Prepared For	app,22
Invoice	\$0.0 (Payable: Superior Informatics LLC, 5322 Ingersoll Ave, B1, Des Moines IA 50312)
Report Date	4/9/2018 2:02:45 PM
Address	6117 MORGAN ASHLEY DR,NC,27410

Assessor Report

Indicated value by sales comparable approach	\$192,822
Range	\$183,181 - \$202,463
Confidence Score	95%

Target Property	Sales Comparable 1	Sales Comparable 2	Sales Comparable 3	Sales Comparable 4	Sales Comparable 5
Address [6117 MORGAN ASHLEY DR]	1004 GRETCHEN LN	1014 GRETCHEN LN	1 DAIRYFIELD WAY	21 CULPEPPER CIR	905 GRETCHEN LN
Sales Price [\$182,000]	\$197,000	\$199,000	\$183,000	\$180,000	\$207,000
Gross Living area (sqft) [1,822]	2,269	1,772	1,699	2,456	1,776
Lot size [1,742]	2,614	3,049	3,485	1,742	3,920
Year Built [2007]	2004	2003	2001	2001	2004
Bath [2]	3	2	2	3	2
Bed [3]	3	2	2	4	2
Lot size adjustment	-757	-1,468	-1,877	0	-2,539
Living area adjustment	-7,762	1,123	2,650	-9,293	1,072
Construction/interior adjustment	5,700	-4,192	5,220	16,359	-7,067
Age adjustment	591	796	1,098	1,080	621
Bath adjustment	-1,970	0	0	-1,800	0
Bed adjustment	0	7,960	7,320	-7,200	8,280
Location adjustment	-1,542	-1,945	1,583	2,949	-12,570
Net adjustment (Total)	-3,770	-5,686	8,673	11,095	-12,202
Adjusted Price of comparables	\$193,230	\$193,314	\$191,673	\$191,095	\$194,798

Legend

(+) adjustment means current property item is worse than target property

(-) adjustment means current property item is better than target property

Main Property Information

🏠 Address <i>6117 MORGAN ASHLEY DR</i>	🏠 City <i>GREENSBORO</i>
🏠 State <i>NC</i>	🏠 Zip Code <i>27410</i>
🏠 Municipality <i>MOREHEAD/GILMER</i>	🏠 County Name <i>GUILFORD</i>
🏠 Type <i>Townhouse (Residential)</i>	🏠 Zoning <i>CU-RM-18</i>
🏠 Year Build <i>2007</i>	🏠 Sold Date <i>10-29-2008</i>
🏠 Building Value <i>\$0.00</i>	🏠 Land Value <i>\$0.00</i>
🏠 Total Assessed Value <i>\$178,700.00</i>	🏠 Tax Amount <i>\$2,545.43</i>
🏠 Lot Number <i>101</i>	🏠 Lot Size <i>1742</i>
🏠 Lot Size Unit <i>SF</i>	🏠 Lot Size Depth Feet <i>0</i>
🏠 Original Lot Size Area <i>1742 SF</i>	🏠 FloorCover <i>PV</i>
🏠 BuildingQuality <i>C+</i>	🏠 Building Area Indicator <i>Heated Area</i>
🏠 Building Area <i>1822</i>	🏠 Number of Buildings <i>1</i>
🏠 Number of Units <i>1</i>	🏠 Room Count <i>0</i>
🏠 BedRoom Count <i>3</i>	🏠 Bath Count <i>2</i>
🏠 Partial Baths <i>1</i>	🏠 GarageNum Cars <i>1</i>
🏠 Garage Type <i>Attached</i>	🏠 Foundation <i>Slab</i>
🏠 UseCode <i>Townhouse (Residential)</i>	🏠 Exterior Walls <i>Veneer</i>
🏠 Interior Walls <i>Gypsum Board (Drywall, Sheetrock, etc.)</i>	🏠 Heating <i>Forced Air</i>
🏠 Roof Type <i>GABLE OR HIP</i>	🏠 Heating Fuel Type <i>G</i>
🏠 AC <i>Central</i>	🏠 Roof Cover <i>Shingle</i>
🏠 Census Tract <i>0161.02</i>	🏠 Number of Plumbing Fixtures <i>0</i>
🏠 Flood Zone Descripiton <i>AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.</i>	🏠 Flood Zone <i>X</i>

🏠 Assessed Building Value: \$0.00

🏠 Assessed Land Value: \$0.00

🏠 Total Assessed value: \$178,700.00

REHMAN, ZIA; REHMAN, MONICA

Sold For

\$182,000.00

H-Estimate™

\$192,822.07

Confidence Score

95% (High Confidence)

Tax and assessee information

Tax information	
Assessed Value	178700
Percent Improved	0
Land Value	0
Tax Amount	2545.43
Improvement Value	0
Tax Status	Current
Market Improvement Value	146700
Market Land Value	32000
Market Value	178700
Tax Year	2016

Assessee information	
Assessee Name	REHMAN, ZIA MONICA REHMA
Address	6117 MORGAN ASHLEY DR
City	GREENSBORO
State	NC
Zip	27410
Zip4	4034

Assessment Legal Description

Lot Code	101
Block	89500
Map Reference	MAP 7835416730

Owner's Information

Owner Name	REHMAN, ZIA MONICA REHMA
Mailing Address	6117 MORGAN ASHLEY DR
Mailing City	GREENSBORO
Mailing State	NC
Mailing Zip	27410

SFHA	OUT
Recording Date	2017
Owner Occupied	Y
County Name	GUILFORD
FIPS	37081

Loan Details 1

Lender Name	BRANCH BANKING AND TRUST CO
Lender Type	
Mortgage Document	2008075212
Seller Name	MORGAN ASHLEY TERRACE LLC,
Buyer Name	REHMAN, ZIA; REHMAN, MONICA
Sales Price	182000
Document Number	2008075211
Book	6947
Page	2885
Price Per SQFT	R

Loan Amout	\$106,000.00
Loan Rate	0
Loan Type	Unknown

Hazard sites information

Site Name	NCDSCA 041-0033 (A CLEANER WORLD #182)
Distance	.48
Address	531 COLLEGE RD STE 100

Site Name	GUILFORD EXECUTIVE CLEANERS
Distance	.48
Address	531 COLLEGE RD

Area sales analysis

Total area sales	2439000
Median lot size	1742
Median living area	1562
Price range min	84000
Price range max	482500
Median value	167000

Median number beds	3
Median number baths	2
Median year built	1993
Age range min	4
Age range max	38
Median age	25

Sales Comparable

	1	2	3	4	5
Address	1004 GRETCHEN LN	1014 GRETCHEN LN	1 DAIRYFIELD WAY	21 CULPEPPER CIR	905 GRETCHEN LN
saledate	08-10-2017	09-28-2017	08-21-2017	03-29-2018	08-11-2017
Sold Price	\$197,000.00	\$199,000.00	\$183,000.00	\$180,000.00	\$207,000.00
SiteCity	GREENSBORO	GREENSBORO	GREENSBORO	GREENSBORO	GREENSBORO
SiteState	NC	NC	NC	NC	NC
District					
SiteZip	27410	27410	27410	27410	27410
SiteZip4	3295	3284	4076	4136	3145
BuildingArea	2,269	1,772	1,699	2,456	1,776
TotalRoom	0	0	0	0	0
Bath	3	2	2	3	2
Bedroom	3	2	2	4	2
Buyer Name	MARK A THOMPSON CHRISS M THOMPSON	WILLIAM A MCNEIL PATRICIA R MCNEIL	KIMBERLY DIANE MILLER	ABIGAIL M KUEHNER JEFFREY A KUEHNER	CRAIS S ALLEN MARLENE J ALLEN
Municiplaity		GREENSBORO	MOREHEAD	GREENSBORO	
ContractDate					
DocumentNumber	2017044865	2017054879	2017047059	2018015648	2017045292
DocumentType	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
ExteriorWalls					
LandLot					
LotNumber	0804	202	5303	0505	1301
LotSize	2,614	3,049	3,485	1,742	3,920
Pool					
PricePerSQFT	\$86.00	\$112.00	\$107.00	\$73.00	\$116.00
Proximity	.49 miles	.59 miles	.55 miles	.62 miles	.5 miles

	1	2	3	4	5
SellerName	LEAH S WIKINS CHARLES STEWART	SANDRA K DOUTT	ELLEN SPEAR SMITH THE ELEN SPEAR SMITH LIVING TRUST	BEACH CAPITAL PARTNERS LLC	GLENN L HELMS
TrackNumber					
Unit					
Type	Townhouse (Residential)	Townhouse (Residential)	Townhouse (Residential)	Townhouse (Residential)	Townhouse (Residential)
YearBuild	2004	2003	2001	2001	2004

Tax Assessed Comparable

	1	2	3
APN	0075672	0075678	0075674
Address	6121 MORGAN ASHLEY DR	6116 MORGAN ASHLEY DR	6125 MORGAN ASHLEY DR
Assessed Value	\$179,100.00	\$178,800.00	\$178,800.00
AssessorMarketValue	\$179,100.00	\$178,800.00	\$178,800.00
Baths	2	2	2
Bedrooms	3	3	3
BuildingArea	1,761	1,822	1,822
City	GREENSBORO	GREENSBORO	GREENSBORO
SaleDate	01-21-2016	05-25-2007	11-28-2007
LotSize	2,178	1,742	1,742
LotSizeUnits	SF	SF	SF
Pool			
Proximity	.03 miles	.02 miles	.03 miles
State	NC	NC	NC
TotalRooms	0	0	0
YearBuilt	2007	2007	2007
Zip	27410	27410	27410
Zip4	4034	4033	4034

DISCLAIMER

This product is the outcome of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership. The Valuations are not suitable for complex properties. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold. The market value, information, data, content and process to produce this report cannot be insured, warranted, or underwritten without the express written consent of Superior Informatics LLC.

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