

### AVM for DEMO

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# Superior Informatics LLC

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## Invoice

Prepared For	ryan rehman
Invoice	\$3 (Payable: Superior Informatics LLC, 5322 Ingersoll Ave, B1, Des Moines IA 50312)
Report Date	11/27/2017 7:30:44 PM
Address	6117 MORGAN ASHLEY DR, NC, 27410

## Assessor Report

Indicated value by sales comparable approach	\$188,629
Range	\$179,198 - \$198,060
Confidence Score	95%

	Sales Comparable 1	Sales Comparable 2	Sales Comparable 3
Address	524 LINDLEY RD	1 DAIRYFIELD WAY	1004 GRETCHEN LN
Sales Price	\$190,000	\$183,000	\$197,000
Gross Living area (sqft)	2,419	1,699	2,269
Lot size	2,178	3,485	2,614
Year Built	1980	2001	2004
Lot size adjustment	-202	-1,707	-2,656
Living area adjustment	-265	230	-1,303
Construction/interior adjustment	-341	4,891	-1,353
Age adjustment	197	310	256
Location adjustment	-590	1,240	-2,820
Net adjustment (Total)	-1,202	4,965	-7,875
Adjusted Price of comparables	\$188,798	\$187,965	\$189,125

### 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™

\$188,628.62

## 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

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## Loan Details

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Lender Name	BRANCH BANKING AND TRUST CO
Lender Type	
Mortgage Document	2008075212
Seller Name	MORGAN ASHLEY TERRACE LLC,
Sales Price	182000
Document Number	2008075211
Book	6947
Page	2885
Price Per SQFT	99
Title Company	NONE AVAILABLE

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

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## Hazard sites information

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Site Name	P & S QUEENBRIDGE CLEANERS
Distance	.48
Address	10-12 41TH AVE

Site Name	SERVICE STATION
Distance	.48
Address	531 COLLEGE RD

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## Area sales analysis

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Total area sales	2491500
Median lot size	1742
Median living area	1530
Price range min	84000
Price range max	482500
Median value	137000

Median number beds	3
Median number baths	2
Median year built	1985
Age range min	10
Age range max	37
Median age	32

## Sales Comparable

	<b>1</b>	<b>2</b>	<b>3</b>
Address	524 LINDLEY RD	1 DAIRYFIELD WAY	1004 GRETCHEN LN
saledate	06-09-2017	08-21-2017	08-10-2017
Sold Price	\$190,000.00	\$183,000.00	\$197,000.00
SiteCity	GREENSBORO	GREENSBORO	GREENSBORO
SiteState	NC	NC	NC
District			
SiteZip	27410	27410	27410
SiteZip4	4933	4076	3295
BuildingArea	2,419	1,699	2,269
TotalRoom	5	0	0
Bath	2	2	3
Bedroom	3	2	3
Buyer Name	W PAUL BREWER AVA S BREWER	KIMBERLY DIANE MILLER	MARK A THOMPSON CHRISS M THOMPSON
Municiplaity		MOREHEAD	
ContractDate			
DocumentNumber	2017031875	2017047059	2017044865
DocumentType	Warranty Deed	Warranty Deed	Warranty Deed
ExteriorWalls			
LandLot			
LotNumber	22	5303	0804
LotSize	2,178	3,485	2,614
Pool			
PricePerSQFT	\$78.00	\$107.00	\$86.00
Proximity	.15 miles	.55 miles	.49 miles
SellerName	MORRIS L PENNINGTON LORA F PENNINGTON	ELLEN SPEAR SMITH THE ELEN SPEAR SMITH LIVING TRUST	LEAH S WIKINS CHARLES STEWART
TrackNumber			



	<b>1</b>	<b>2</b>	<b>3</b>
<b>Unit</b>			
<b>Type</b>	Townhouse (Residential)	Townhouse (Residential)	Townhouse (Residential)
<b>YearBuild</b>	1980	2001	2004

## Tax Assessed Comparable

	<b>1</b>	<b>2</b>	<b>3</b>
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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