

Broker Price Opinion



Address:

123 Demo Lane
City, State 01010

Date:

03/04/2026

SAMPLE REPORT

Estimated Value:

\$1,796,154

Inspection Type:

Interior Exterior Floor Plan No Inspection

Subject Information

Address: 123 Demo Lane **City:** City **State:** State **Zip Code:** 01010 **County:** County
Borrower(s): Demo Borrower **Owner of Record:** John Doe **Lender/Client:** Lida Dester
Parcel Number: 123-456-78-910 **Property Type:** Single Family Residence **Zoning:** R
HOA: No **HOA Name:** **Fee:** \$0 N/A
Legal Description: WALKERS 1ST ADD

Neighborhood Information

Location: -- **Marketing Time:** Over 6 months
Prop Values: Declining **Exposure Time:** 30-60 days
Demand/Supply: Shortage
Neighborhood Comments:

Good

Sales Comparison

SUBJECT		SALE 1				SALE 2				SALE 3													
																							
123 Demo Lane City, State 01010		123 Demo Comp City, State 01010				123 Demo Comp City, State 01010				123 Demo Comp City, State 01010													
Proximity(mi)		0.16				0.17				0.27													
Sale Date		2025-07-31				2025-06-16				2025-12-01													
Sale Price		1,995,000				1,575,000				1,819,000													
Price/SF		517				638				579													
Data & Verification Source(s)		MRED # 12339087 Tax Records				MRED # 12351396 Tax Records				MRED # 12495277 Tax Records													
Description		Description				Adj.(+/-)				Description				Adj.(+/-)									
Property Type		Single Family Residence				Single Family Residence				Single Family Residence				Single Family Residence									
Property Rights		Fee Simple				Fee Simple				Fee Simple				Fee Simple									
Location		N;Comm				N;Comm				N;Comm				N;Comm									
Site/Lot Size		4356				11,761				7,841				8,276									
Design/Style		Traditional				unknown				Tudor				Colonial									
View		N;Ind				N;Ind				N;Ind				N;Ind									
Condition		C1				C1				C2				C1									
Quality		Q1				Q1				Q2				Q1									
GLA		3,435 sf				3,858 sf				2,470 sf				3,142 sf									
Garage/Carport		1ga1gd				1ga1gd				2ga1gd				1ga1gd									
Year Built		2003		23 Yrs		2010		16 Yrs		1996		30 Yrs		2007		19 Yrs							
Above Grade		Total	Bed	Full	Half	Total	Bed	Full	Half	Total	Bed	Full	Half	Total	Bed	Full	Half						
Room Count		12	5	5	1	15	5	6	2	13	5	4	1	9	5	4	1						
Basement		Fin		1,317		1,300		2,198		\$0		1,343		1,340		\$0		1,454		1,454		\$0	
Net Adj.				□ + □ -		\$0		□ + □ -		\$0		□ + □ -		□ + □ -		\$0		□ + □ -		\$0			
Adj. Sale Price of Comparables				Net Adj. 0.00%		\$1,995,000		Net Adj. 0.00%		\$1,575,000		Net Adj. 0.00%		\$1,819,000		Gross Adj. 0.00%		Gross Adj. 0.00%		\$1,819,000			

Prior Sales/Listing History

Prior Sales

Has Subject sold in past 3 years? NO

Has any comparable sold in past 12 months? NO

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Prior Sale Date	--	--	--	--
Prior Sale Price	--	--	--	--
Data Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
Eff Date of Source	03/04/2026	03/04/2026	03/04/2026	03/04/2026

Subject Listing History

Is the Subject currently listed? NO

If Yes, MLS#: --

LIST DATE	SALE DATE	ORIGINAL LIST PRICE	LAST LIST PRICE	SALE PRICE
08-30-2016	02-10-2017		879,900	845,000
06-01-2016	--		924,900	--
07-09-2012	--		889,000	--

Prior Sales Commentary

Subject last sold on 02-15-2017 for \$845,000

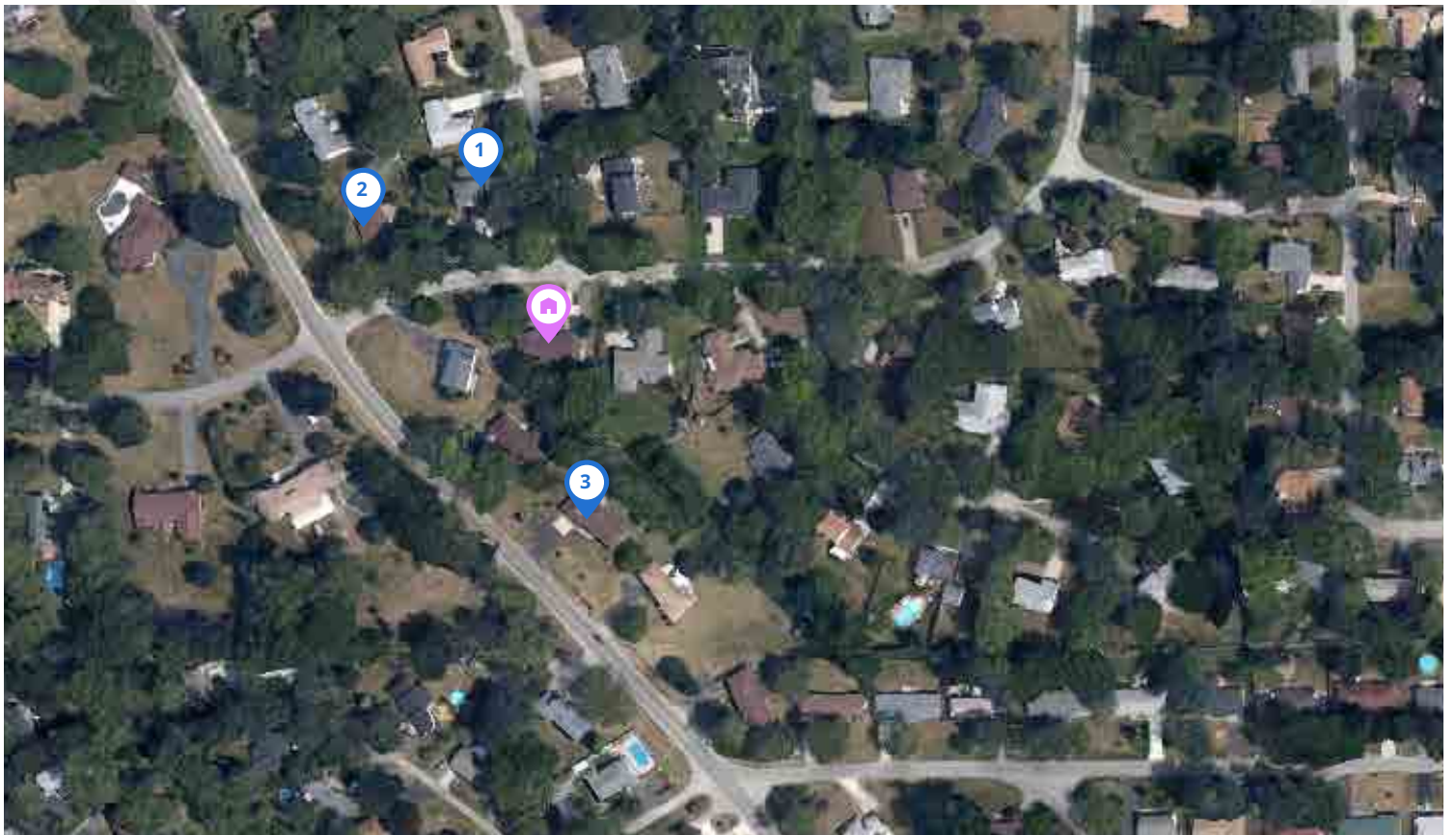
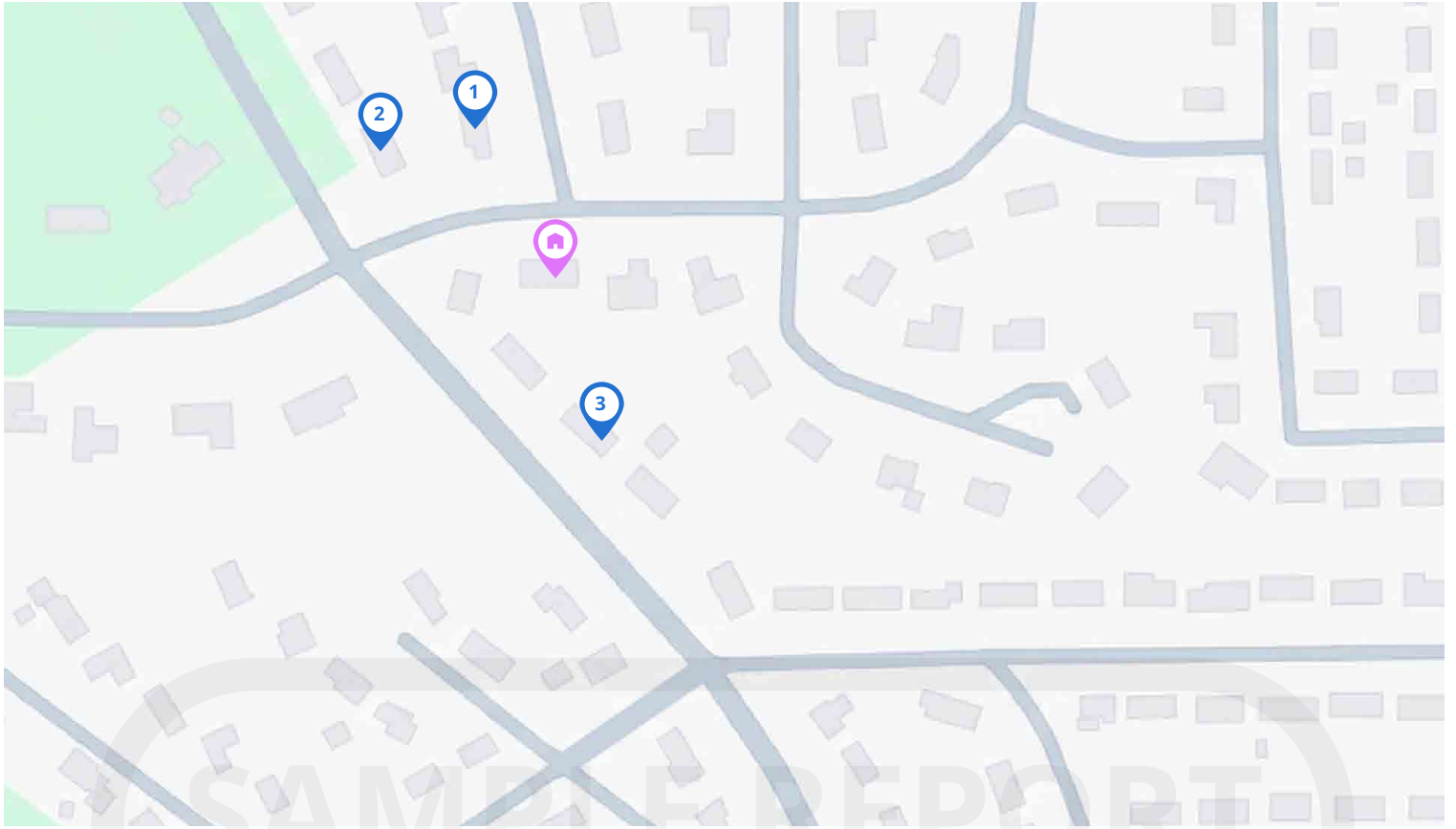
Reconciliation

Report Comments

Estimated Market Value is 1,796,154

SAMPLE REPORT

Subject/Comparable Sales Map



Estimated Value

Estimated Value:

As Is: \$1,796,154

As Repaired: --

Site Value:

Effective Date: 03/04/2026

Broker Signature

Broker Name: PropMix AMC

Company Name: PropMix AMC

Company Address:

State License/ Certification #: 12300

State:

Signature Date: 03/04/2026

Signature:



SAMPLE REPORT