

**AMBER LEIGH SALES STUDY
CONDUCTED 12/16/2009 THRU 12/18/2009
FOR HCCFEG**

1. Sales for a one-year period from 11/01/2008 thru 12/01/2009.
2. 18 of 24 properties are over-valued an average of 36.8% as compared to sales.
3. Sales data obtained from the official PT61 E filing as listed on the GSCCCA (Georgia Superior Court Clerks Cooperative Authority) web site at GSCCCA.org.
4. Tax value information from Hall County Tax Commissioner web site at hall county.org.
5. SB 55 requires tax assessors to consider foreclosure sales, bank sales, other financial institution owned sales, or distressed sales, or any other combination thereof, of comparable real property in determining the fair market value of real property.

MAP	BUYER	SALE	DATE	CO VALUE	ADDRESS	OVER/UNDER VAL
15036D000062	Hernandez	\$208,649	9-Jan	\$142,107	3509 Amber Leigh Tr	-\$66,542
15036D000067	Ram Kumar	\$180,000	9-Jun	\$260,909	3543 Amber Leigh Tr	\$80,909
15036D000070	Le	\$156,000	9-Nov	\$231,366	3557 Amber Leigh Tr	\$75,366
15036D000073	Nwefo	\$165,000	9-Sep	\$239,531	3583 Dogwood Pt Way	\$74,531
15036D000143	Brown	\$150,000	9-Jan	\$226,476	4001 Amber Leigh Tr S/W	\$76,476
05036D000147	Campbell	\$155,900	9-Mar	\$279,862	4017 Amber Leigh Tr	\$123,962
15030D000154	Munoz	\$144,000	9-Oct	\$224,427	4045 Amber Leigh Tr	\$80,427
15036D000155	Bieling	\$166,500	9-Apr	\$230,488	4049 Amber Leigh Tr	\$63,988
15036D000163	Danna	\$157,000	9-Nov	\$223,543	4081 Amber Leigh Tr	\$66,543
15036D000166	McGonigal	\$175,990	9-Oct	\$201,918	4209 Amber Leigh Tr	\$25,928
15036D000172	Thong	\$170,000	8-Dec	\$170,599	4259 Amber Leigh Tr	\$599
15036D000174	Campbell	\$172,000	8-Nov	\$188,515	4267 Amber Leigh Tr	\$16,515
15036D000176	Kisling	\$179,000	9-Mar	\$250,741	4270 Amber Leigh Tr	\$71,741
15036D000179	Martinez-Ortego	\$178,090	8-Nov	\$181,594	4233 Hidden Village Way	\$3,504
15036D000185	Holmes	\$160,448	9-Jan	\$187,026	4220 Amber Leigh Tr	\$26,578
15036D000186	Little	\$172,000	9-Apr	\$117,924	4216 Amber Leigh Tr	-\$54,076
15036D000227	Jacgado-Villegas	\$156,487	9-Aug	\$129,134	4113 Village Preserve Way	-\$27,353
15036D000229	Roman	\$189,846	9-Jan	\$181,334	4121 Village Preserve Way	-\$8,512
15036D000217	Skains	\$145,000	9-Apr	\$227,406	3832 Green Ridge Ct	\$82,406
15036D000117	Owusu	\$172,900	9-Apr	\$267,311	3548 Amber Leigh Tr	\$94,411
15036D000118	Duong	\$123,900	9-Oct	\$247,523	3544 Amber Leigh Tr	\$123,623
15036D000122	Donaldson	\$165,000	8-Dec	\$163	3434 Hope Rd	-\$2,487
15036D000123	Thompson	\$150,700	9-Mar	\$114,387	3430 Hope Rd	-\$36,313
15036D000125	Flores	\$224,000	8-Dec	\$232,261	3422 Hope Rd	\$8,261