

GRANT STATION SALES STUDY CONDUCTED DECEMBER, 2009 FOR HCCFEG

1. Sales were for a one-year period from 12/01/08 thru 12/01/09.
2. 12 of 12 properties are over-valued an average of 46.9% as compared to sales.
3. Sales data obtained from the official PT 61 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 hallcounty.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.

BUYER	SALE	DATE	VALUE	ADDRESS	OVER/UNDER VAL
REBOLLAR	\$191,200	9-Apr	\$350,750	5706 GR ST DR	\$159,550
BRIMER	\$224,000	9-Jun	\$275,020	5714 GR ST DR	\$51,020
MASON	\$205,000	9-May	\$296,557	5718 GR ST DR	\$91,557
SMITH	\$205,000	9-May	\$343,499	5722 GR ST DR	\$138,499
MCCLURE	\$180,000	9-May	\$285,660	5726 GR ST DR	\$105,660
BOWEN	\$189,000	9-Oct	\$286,965	5746 GR ST DR	\$97,965
ANGEL	\$202,000	9-Aug	\$294,839	5750 GR ST DR	\$92,839
SHULER	\$180,000	9-Nov	\$305,943	5766 GR ST DR	\$125,943
KING	\$206,500	9-Aug	\$240,909	5782 GR ST DR	\$34,409
KAMINSKI	\$182,000	9-May	\$287,940	5792 GR ST DR	\$105,940
BARNES	\$218,670	9-Jun	\$238,426	5822 RIDG C	\$19,756
MAYS	\$189,900	9-May	\$279,622	5826 RIDG C	\$89,722