

**QUAIL WOODS SALES STUDY
CONDUCTED 12/16/2009 THRU 12/18/2009
FOR HCCFEG**

1. Sales for a one-year period from 12/01/2008 thru 12/01/2009.
2. 12 of 12 properties are over-valued an average of 33.6% 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
15044G000079	Gatlin	505,000	04/09	737,791	4416 Quail Woods Dr	232,791
15044-000156	Barfield	460,000	03/09	687,081	4622 Deer Crk Ct	227,081
15044-000164	Larkin	460,000	02/09	621,400	4726 Deer Crk Ct	161,400
15044-000198	Dennard	400,000	08/09	642,576	4944 Feather Ln	242,576
15044-000200	Johnson	510,000	05/09	546,865	4947 Feather Ln	36,865
15044-000228	Johnson	417,750	09/09	494,293	4729 Deer Crk Ct	76,543
15044-000229	Worthen	425,000	09/09	561,783	4707 Deer Crk Ct	136,783
15044-000233	McJunkin	402,000	07/09	543,814	4668 Windswept Way	141,814
15044-000238	Looper	450,000	01/09	594,734	4653 Windswept Way	144,734
15044-000239	Moretz	525,000	12/08	678,420	4645 Windswept Way	153,420
15044-000249	Mills	500,000	03/09	640,283	4539 Deer Crk Ct	140,283
15044G000042	Keith	370,000	10/09	502,619	4609 Quail Woods Dr	132,619

**GRAND VIEW ESTATES SALES STUDY
CONDUCTED 12/16/2009 THRU 12/18/2009
FOR HCCFEG**

1. Sales for a one-year period from 12/01/2008 thru 12/01/2009.
2. 7 of 8 properties are over-valued an average of 14.6% 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
15044-000259	Fed Home Loan	\$397,487	9-Oct	\$450,114	4522 Meadowland Way	\$52,627
15044-000376	Stone	\$45,000	9-May	\$74,059	4863 Grand View Ct	\$29,059
15044-000311	Litchfield	\$452,500	9-Jan	\$341,251	4646 Grand View Ct	-\$111,249
15044-000388	Velaj	\$404,000	9-Mar	\$426,299	4708 Grand View Ct.	\$22,299
15044-000325	Ward	\$335,000	9-Jun	\$467,960	4655 Grand View Ct.	\$132,960
15044-000337	FHLMC	\$385,000	9-Oct	\$455,123	4614 Cardinal Rdg Way	\$70,123
15044-000334	Martin	\$382,000	9-Jun	\$385,411	4617 Cardinal Rdg Way	\$3,411
15044-00352	Sokody	\$382,000	9-Jan	\$413,155	4627 Cardinal Rdg Way	\$31,155

**MUNDY MILL (CITY) SALES STUDY
CONDUCTED 12/16/2009 THRU 12/18/2009
FOR HCCFEG**

1. Sales for a one-year period from 12/01/2008 thru 12/01/2009.
2. 7 of 7 properties are over-valued an average of 39.5% 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
08012-009008	Karnati	\$190,300	9-Jan	\$222,590	4115 Pearhaven Ln	\$32,290
08012-009009	Oceguera	\$166,990	9-Jul	\$248,450	4119 Pearhaven Ln	\$81,460
08012-009011	McMahon	\$181,000	9-Jul	\$248,449	4127 Pearhaven Ln	\$67,449
08012-009062	Martinez, S.	\$172,490	9-Jul	\$222,590	4107 Box Elden Path	\$50,100
08012-009063	Martinez, R.	\$166,990	9-Jul	\$252,508	4111 Box Elden Path	\$85,518
08012-009064	Tran	\$166,000	9-Jul	\$249,099	4115 Box Elden Path	\$83,099
08012-009077	Thorpe	\$168,220	9-Jul	\$247,168	4142 Pearhaven Ln	\$78,948

**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