

**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