

**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	9-Apr	\$737,791	4416 Quail Woods Dr	\$232,791
15044-000156	Barfield	\$460,000	9-Mar	\$687,081	4622 Deer Crk Ct	\$227,081
15044-000164	Larkin	\$460,000	9-Feb	\$621,400	4726 Deer Crk Ct	\$227,081
15044-000198	Dennard	\$400,000	9-Aug	\$642,576	4944 Feather Ln	\$242,576
15044-000200	Johnson	\$510,000	9-May	\$546,865	4947 Feather Ln	\$36,865
15044-000228	Johnson	\$417,750	9-Sep	\$494,293	4729 Deer Crk Ct	\$76,543
15044-000229	Worthen	\$425,000	9-Sep	\$561,783	4707 Deer Crk Ct	\$136,783
15044-000233	McJunkin	\$402,000	9-Jul	\$543,814	4668 Windswept Way	\$141,814
15044-000238	Looper	\$450,000	9-Jan	\$594,734	4653 Windswept Way	\$144,734
15044-000239	Moretz	\$525,000	8-Dec	\$678,420	4645 Windswept Way	\$153,420
15044-000249	Mills	\$500,000	9-Mar	\$640,283	4539 Deer Crk Ct	\$140,283
15044G000042	Keith	\$370,000	9-Oct	\$502,619	4609 Quail Woods Dr	\$132,619