

REUNION SALES STUDY CONDUCTED DECEMBER, 2009 FOR HCCFEG

1. Sales were for a six month period from 06/01/09 to 12/01/09
2. 17 of 22 properties are over-valued an average of 28.4% as compared to sales.
3. Sales data obtained from the official PT 61E filing as listed on the GSCCCA (Georgia Superior Court Clerks Cooperative Authority) website at GSCCCA.org.
4. Tax value information from Hall County Tax Commissioner website at hall county.org.
5. S B 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
MARCKLINGER	\$299,000	9-Oct	\$234,396	6009 GRAND REUNION DR	-\$54,604
CHAULA	\$252,500	9-Nov	\$327,966	6201 CEDAR SPRING LN	\$75,466
ROBBINS	\$279,900	9-Jun	\$308,766	6223 CEDAR SPRING LN	\$28,886
FELLERS	\$263,212	9-Sep	\$276,407	6243 CEDAR SPRING LN	\$13,195
VANDEVEIRE	\$266,000	9-Sep	\$260,355	7036 DOVE POINT LN	-\$5,645
ARMSTRONG	\$297,000	9-Jun	\$359,898	7180 WRIGHTS LN	\$62,898
MCDANIEL	\$318,900	9-Jul	\$313,963	7045 DOVE POINT LN	-\$4,937
CARNES	\$334,900	9-Aug	\$341,141	7057 DOVE POINT LN	\$6,241
GOODRICH	\$332,900	9-May	\$554,901	6421 GRAND REUNION DR	\$222,001
DAVIS III	\$229,100	9-Jul	\$355,633	6188 GOLDEN MAPLE CT	\$126,533
COOPER	\$245,000	9-Jul	\$379,479	6184 GOLDEN MAPLE CT	\$134,479
FORD	\$261,000	9-Nov	\$319,046	6139 BAYBROOK TRAIL	\$58,046
NABORS	\$373,000	9-Sep	\$360,041	6425 PARK BENCH PLACE	-\$12,959
KIMBALL	\$355,000	9-May	\$311,874	5631 GRAND REUNION DR	-\$43,126
BIVENS	\$200,000	9-Jun	\$275,691	5707 COMMUNITY LN	\$75,691
GOODBALLET	\$275,000	9-Jun	\$376,116	5640 GRAND REUNION DR	\$101,116
FALLS	\$363,000	9-Sep	\$379,208	5847 PEACOCK LN	\$16,208
LUTTRELL	\$225,000	9-Oct	\$312,006	5884 HAVEN LN	\$87,006
EDMONDSON	\$204,500	9-May	\$256,691	5772 TREE SWING	\$52,191
KUCA	\$244,000	9-Jun	\$304,191	5946 DEER CHASE LN	\$60,191
BROWN	\$241,000	9-Oct	\$319,469	7210 GRAND REUNION DR	\$78,469
ROCK	\$220,000	9-Jun	\$289,296	7306 ROCKING CHAIR LN	\$69,296