

STERLING SALES STUDY CONDUCTED DECEMBER, 2009 FOR HCCFEG

1. Sales were for a one-year period from 12/01/08 thru 12/01/09
2. 34 of 50 properties are over-valued an average of 24.4% 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 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
BAKAYORO	\$435,000	8-Oct	\$441,259	7709 LAGOON WAY	\$6,259
EASLEY	\$437,500	9-Jan	\$430,209	7337 LAZY HAMMOCK	-\$7,291
HAVILAND	\$277,500	9-Jul	\$347,202	6939 FELLOWSHIP LN	\$69,702
CHAFFEE	\$358,400	8-Dec	\$366,832	7556 BROOKSTONE CIR	\$8,432
MOORE	\$268,000	9-Jul	\$164,182	7709 BOX TURTLE WAY	-\$103,818
BEVERLY	\$232,500	9-May	\$247,287	7541 COPPER KETTLE WY	\$14,787
CORTESE	\$220,300	8-Dec	\$242,640	7533 COPPER KETTLE WY	\$22,340
SCHWARTZ	\$387,900	9-Mar	\$486,987	7302 REGATTA WAY	\$99,087
VANDEWATER	\$525,000	9-Oct	\$433,632	7019 TREEHOUSE WAY	-\$91,368
6 KOVACH	\$527,000	9-Jan	\$444,848	7015 TREE HOUSE WAY	-\$82,152
GOLDMAN	\$250,000	9-Jan	\$261,334	7054 TREE HOUSE WY	\$11,344
HUNT	\$227,700	9-Jan	\$166,488	7705 BOX TURTLE WAY	-\$61,212
WETHINGTON	\$268,000	8-Dec	\$266,085	7553 COPPER KETTLE DR	-\$1,915
HAMAN	\$218,000	9-Oct	\$331,895	7890 BRASS LANTERN DR	\$113,895
STANRIDGE	\$214,000	8-Dec	\$223,807	7886 BRASS LANTERN DR	\$9,807
STACKER	\$190,900	9-Jun	\$160,262	7513 MOURNING DOVE WY	-\$30,638
KENNY	\$330,000	9-Jun	\$329,060	7340 SILVERLEAF DR	-\$940
PRINCE	\$366,900	9-Oct	\$380,258	7304 BIRDSONG PLACE	\$13,358
CRM CENTRAL	\$668,000	9-Jan	\$556,943	7147 ARTISANS WAY	-\$111,057
ORTEZ	\$199,900	9-Mar	\$254,950	9508 COPPER KETTLE WY	\$55,050
BLECKER	\$290,000	9-May	\$173,749	7444 WHISTLING DUCK WY	-\$116,251
DUKE	\$389,000	9-Mar	\$344,286	7016 TREE HOUSE WY	-\$44,714
LINVILLE	\$275,000	9-May	\$333,196	6969 FELLOWSHIP LN	\$58,196

CARR	\$357,000	8-Dec	\$348,200	7239 LAKE STERLING BLVD	-\$8,800
KENNY	\$279,000	9-Jun	\$336,205	6957 FELLOWSHIP LN	\$57,205
BAILEY	\$423,000	9-Jun	\$416,640	7321 LAZY HAMMOCK WY	-\$6,360
DIXON III	\$246,500	9-May	\$257,318	7836 KEEPSAKE LANE	\$10,818
SHIRES	\$225,000	9-May	\$294,225	7622 LEGACY ROAD	\$69,225
KOZUPTSYA	\$426,000	8-Jul	\$416,098	7511 BREEZY LAKE LN	-\$9,902
WILLINGHAM	\$264,900	9-Nov	\$359,292	7615 SLEEPY LAGOON	\$94,392
HEADRICK	\$315,000	9-Feb	\$388,069	7247 LAKE STERLING BL	\$73,069
RODRIGUEZ	\$280,000	8-Dec	\$338,815	7514 BROOKSTONE CIR	\$58,815
ANDREW	\$240,700	8-Dec	\$294,777	7808 KEEPSAKE LN	\$54,077
ST JAMES	\$226,900	9-Jul	\$305,224	7818 BRASS LANTERN DR	\$78,324
SEDWICK JR	\$179,500	9-Sep	\$317,605	7460 SHADY GLEN DR	\$138,105
CES PROP LLC	\$265,000	9-Jun	\$282,801	7752 COPPER KETTLE WY	\$17,801
MADDEN	\$214,000	9-May	\$240,514	7764 COPPER KETTLE WY	\$26,514
HUNTSBERGER	\$339,000	9-Aug	\$356,959	7405 WHISTLING DUCK WY	\$17,959
BROOKS	\$218,500	9-May	\$284,588	7403 SWITCHBACK LN	\$66,088
HARPER	\$251,000	9-Aug	\$409,999	7563 BROOKSTONE CIR	\$158,999
KEMBLE	\$250,000	9-Mar	\$353,102	7555 BROOKSTONE CIR	\$103,102
KINNETT	\$185,000	9-Jul	\$232,812	7639 TRINTON COURT	\$47,812
VAUGHN	\$261,000	9-Jun	\$358,309	7624 TENSPEED COURT	\$97,309
TUCKER	\$207,000	9-May	\$283,266	7917 BENCHMARK DR	\$76,266
RUBIN	\$310,000	9-Jul	\$498,610	8064 SLEEPY LAGOON WY	\$188,610
BULLARD JR	\$510,000	8-Dec	\$507,648	6659 TRAILSIDE WAY	-\$2,352
CURTIN	\$400,000	9-Aug	\$486,420	8023 SLEEPY LAGOON WY	\$86,420
RUSH	\$315,000	9-Sep	\$446,441	8007 SLEEPY LAGOON WY	\$131,444
BORDA	\$198,000	9-Aug	\$290,969	7757 SOARING EAGLE WY	\$92,969
COPPER LLC	\$330,000	9-Oct	\$280,029	7785 COPPER KETTLE WY	-\$49,971