

Peel-Metric Property Report™

The following report has been organized to provide the reader with valuable information on your property using local taxing authority data and recent sales activity. We have incorporated automated technologies to compare your assessor's/auditor's value with recent residential sales in your neighborhood. This report blends online data with analytics that forecast the plausibility of pursuing an appeal of your property taxes.

Your Property Information

Your Taxing Authority's Estimate of Value **\$151,000**

This is the value that your local assessor/auditor has established as the market value for your property.

COMPARABLE PROPERTIES LOCATED IN YOUR MARKET AREA

Value Range of Sales in Market **\$68 - \$104 / SQFT**

Leading Indication of Price per Square Foot **\$91 / SQFT**

Estimate of Potential Market Value Based on Sales **\$118,000**

The results shown above represent an automated search of recent sales that have occurred in your property's market area. This section of the summary page shows a range of value prevalent in the market for similar property types. The predominant value based on a price per square foot of gross living area has been reported as analyzed using the resulting sales.

TAXPEEL MODEL VALUE

Indication of Value **\$141,000**

This computer generated estimate of your property value relies on real estate sales indexes to provide an estimate of value for your property.

TAXPEEL SUMMARY AND CONCLUSION

The above information has been analyzed as of 1/21/2009 in determining acceptable thresholds and variances related to your property's market value and its related assessed value \$151,000. The automated valuation approaches relied on is driven by the online data summarized above. In addition to the below stated recommendation, valuable supporting market data has been included in the following pages of this report.



**RESULTS REVEAL THAT FURTHER REVIEW OF YOUR ASSESSMENT
& PROPERTY TAXES IS: **RECOMMENDED******

****An appraisal of your property may assist by providing more detailed information from a local expert appraiser.
Contact TaxPeel for more information on our Peel-Property Evaluation.**