



# Property Assessment

## Property Information

<b>Street Address</b>	<b>Parcel ID</b>	<b>Neighborhood</b>	
7639 ORANGEWOOD LANE #305	00424721240013051	8 / 10	
<b>Property Type</b>	<b>Warranty Deed Date</b>	<b>Assessed Value</b>	<b>2018 Tax</b>
Condo	3-01-1998	\$27,000	\$736
<b>Sq. Footage</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Year Built</b>
1548	2	2	1985

## Comparable Market Analysis - \$194,250

### Comp #1

<b>Date Of Sale</b>	3-26-2019	<b>Square Feet</b>	1470	<b>Sale Price</b>	\$140,000
---------------------	-----------	--------------------	------	-------------------	-----------

### Comp #2

<b>Date Of Sale</b>	12-20-2018	<b>Square Feet</b>	1411	<b>Sale Price</b>	\$238,000
---------------------	------------	--------------------	------	-------------------	-----------

### Comp #3

<b>Date Of Sale</b>	1-11-2019	<b>Square Feet</b>	1470	<b>Sale Price</b>	\$160,000
---------------------	-----------	--------------------	------	-------------------	-----------

### Comp #4

<b>Date Of Sale</b>	4-19-2019	<b>Square Feet</b>	1410	<b>Sale Price</b>	\$239,000
---------------------	-----------	--------------------	------	-------------------	-----------

<b>Estimated Rehab</b>	<b>Estimated Closing</b>	<b>Maximum Bid</b>	<b>Market Value</b>
\$30,000	\$19,000	\$84,000	\$190,000

## Estimated Profit - \$57,000

With \$84,000 Winning Bid