

BOOK 48 PAGE 402

In arriving at a market value I have considered the condition of the house in general, the need for immediate repairs, the lack of a bath and central heating which make it undesirable for many buyers. Also, I considered the location in the Brunswick City limits with the available water and sewer that may offset the disadvantages mentioned to some degree.

I researched comparable structures recently sold in the area with sales ranging from \$17,000. to \$36,000. with all comparables above \$25,000. having a bath and/or central heat. This makes it most difficult to rely on these comparables too heavily.

14 East C Street - Brunswick 6 rooms, 3 BR, $\frac{1}{2}$ bath	\$17,000.
714 East B. Street - Brunswick 6 rooms , 3BR, Bath	\$32,500.
Holter Road - Middletown 6 rooms, 4BR, Bath, Space heaters	\$26,500.
11 Terrace Ave. - Brunswick 6 rooms, 3BR, Bath, Central heat	\$36,000.

In considering all of the above factors and sale prices of other properties in the area, this property could be marketed as low as \$25,000. or as high as \$32,000. Therefore, it is my best judgement considering all factors, a fair and reasonable market value would be \$30,000.

I have tried to be very objective in my market analysis and have not speculated on any unusual changes in the area zoning other than as for a single family residence and believe this evaluation to be fair and reasonable to all parties concerned.

Respectfully submitted,


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