

**1423 Avondale Ave, Richmond, VA 23227-4025, Richmond City****Owner Information**

|                       |                          |                       |              |
|-----------------------|--------------------------|-----------------------|--------------|
| Owner Name:           |                          | Mailing Zip:          | <b>23227</b> |
| Mailing Address:      | <b>1423 Avondale Ave</b> | Mailing Zip + 4 Code: | <b>4025</b>  |
| Mailing City & State: | <b>Richmond, VA</b>      | Owner Occupied:       | <b>Yes</b>   |

**Location Information**

|              |                  |                    |                   |
|--------------|------------------|--------------------|-------------------|
| MLS Area:    | <b>30</b>        | Carrier Route:     | <b>C013</b>       |
| Magisterial: | <b>Northside</b> | Zoning:            | <b>R-5</b>        |
| Subdivision: | <b>Brookdale</b> | Topography:        | <b>Flat/Level</b> |
| Zip Code:    | <b>23227</b>     | Census Tract:      | <b>104.01</b>     |
| Zip + 4:     | <b>4025</b>      | Neighborhood Name: | <b>Bellevue</b>   |

**Tax Information**

|                    |  |             |            |
|--------------------|--|-------------|------------|
| PID:               | <b><u>N000-1821-004</u></b>                            | % Improved: | <b>81%</b> |
| Parcel ID:         | <b>N0001821004</b>                                     | Block:      | <b>U</b>   |
| Legal Description: | <b>BROOKDALE PTSL19-20 BU 0027.77X0132.00 0000.000</b> |             |            |

**Assessment & Tax**

| Assessment Year           | 2018      | 2017      | 2016      |
|---------------------------|-----------|-----------|-----------|
| Assessed Value - Total    | \$269,000 | \$266,000 | \$261,000 |
| Assessed Value - Land     | \$50,000  | \$45,000  | \$40,000  |
| Assessed Value - Improved | \$219,000 | \$221,000 | \$221,000 |
| Market Value - Total      | \$269,000 | \$266,000 | \$261,000 |
| Market Value - Land       | \$50,000  | \$45,000  | \$40,000  |
| Market Value - Improved   | \$219,000 | \$221,000 | \$221,000 |
| YOY Assessed Change (%)   | 1.13%     | 1.92%     |           |
| YOY Assessed Change (\$)  | \$3,000   | \$5,000   |           |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015     | \$2,952   |             |            |
| 2016     | \$3,132   | \$180       | 6.1%       |
| 2017     | \$3,192   | \$60        | 1.92%      |

**Characteristics**

|                                |                        |                        |                        |
|--------------------------------|------------------------|------------------------|------------------------|
| Lot Acres:                     | <b>0.0842</b>          | Cooling Type:          | <b>Window</b>          |
| Lot Sq Ft:                     | <b>3,666</b>           | Heat Type:             | <b>Hot Water</b>       |
| Lot Frontage:                  | <b>27.77</b>           | Heat Fuel Type:        | <b>Oil</b>             |
| Lot Depth:                     | <b>132</b>             | Garage Type:           | <b>Detached Garage</b> |
| Land Use - County:             | <b>Two Story</b>       | Parking Type:          | <b>Detached Garage</b> |
| Land Use - CoreLogic:          | <b>SFR</b>             | Garage Sq Ft:          | <b>180</b>             |
| Style:                         | <b>Contemporary</b>    | Roof Type:             | <b>Flat</b>            |
| Stories:                       | <b>2</b>               | Roof Frame:            | <b>Metal</b>           |
| Year Built:                    | <b>1929</b>            | Roof Shape:            | <b>Flat</b>            |
| Effective Year Built:          | <b>1996</b>            | Interior Wall:         | <b>Plaster</b>         |
| Bldg Area - Finished Sq Ft:    | <b>1,428</b>           | Exterior:              | <b>Brick</b>           |
| Bldg Area - Total Sq Ft:       | <b>1,428</b>           | Floor Cover:           | <b>Softwood</b>        |
| Bldg Area - Ground Fl Sq Ft:   | <b>714</b>             | Construction:          | <b>Wood</b>            |
| Bldg Area - Above Grade Sq Ft: | <b>1,428</b>           | Water:                 | <b>Type Unknown</b>    |
| Bldg Area - 2nd Fl Sq Ft:      | <b>714</b>             | Sewer:                 | <b>Type Unknown</b>    |
| Basement Type:                 | <b>Crawl</b>           | Electric Service Type: | <b>Type Unknown</b>    |
| Total Rooms:                   | <b>6</b>               | Condition:             | <b>Good</b>            |
| Bedrooms:                      | <b>3</b>               | Porch Type:            | <b>Open Porch</b>      |
| Baths - Total:                 | <b>Tax: 2 MLS: 1.1</b> | Porch:                 | <b>Open Porch</b>      |
| Baths - Full:                  | <b>1</b>               | Porch 1 Area:          | <b>152</b>             |
| Baths - Half:                  | <b>1</b>               | MLS Baths - Total:     | <b>1.1</b>             |

**Features**

| Feature Type                |
|-----------------------------|
| Residential Detached Garage |
| Residential Fencing         |

| Building Description | Building Size |
|----------------------|---------------|
| 1.0 Level            | 879           |
| 2.0 Level            | 714           |

**Estimated Value**

|               |                  |                       |           |
|---------------|------------------|-----------------------|-----------|
| RealAVM™ (1): | <b>\$296,297</b> | Confidence Score (2): | <b>83</b> |
|---------------|------------------|-----------------------|-----------|

RealAVM™ Range: **\$266,667 - \$325,927**  
 Value As Of: **12/28/2017**

Forecast Standard Deviation (3): **10**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**Listing Information**

|                         |                      |                          |                                   |
|-------------------------|----------------------|--------------------------|-----------------------------------|
| MLS Listing Number:     | <b>1720871</b>       | Closing Price:           | <b>\$290,000</b>                  |
| MLS Status:             | <b>Sold</b>          | Pending Date:            | <b>06/04/2017</b>                 |
| MLS Area:               | <b>30 - RICHMOND</b> | MLS Off Market Date:     | <b>06/04/2017</b>                 |
| MLS Listing Date:       | <b>06/02/2017</b>    | MLS List. Agent Name:    | <b>65687-Patrick M Gee</b>        |
| MLS Current List Price: | <b>\$279,000</b>     | MLS List. Broker Name:   | <b>LONG &amp; FOSTER REALTORS</b> |
| MLS Orig. List Price:   | <b>\$279,000</b>     | MLS Selling Agent Name:  | <b>56677-Tracy A Sawyer</b>       |
| MLS Status Change Date: | <b>07/27/2017</b>    | MLS Selling Broker Name: | <b>RE/MAX TODAY</b>               |
| Closing Date:           | <b>07/25/2017</b>    |                          |                                   |

|                                    |            |            |            |            |            |
|------------------------------------|------------|------------|------------|------------|------------|
| <b>MLS Listing #</b>               | 1317022    | 2711635    | 2408861    | 2319906    | 2305734    |
| <b>MLS Listing Date</b>            | 06/28/2013 | 03/27/2007 | 04/13/2004 | 08/17/2003 | 03/12/2003 |
| <b>MLS Listing Price</b>           | \$249,000  | \$234,900  | \$169,900  | \$155,000  | \$169,950  |
| <b>MLS Orig Listing Price</b>      | \$249,000  | \$234,900  | \$169,900  | \$169,950  | \$164,950  |
| <b>MLS Close Date</b>              | 08/23/2013 | 05/31/2007 | 05/28/2004 |            |            |
| <b>MLS Listing Close Price</b>     | \$249,000  | \$234,900  | \$166,500  |            |            |
| <b>MLS Listing Expiration Date</b> | 11/28/2013 | 06/27/2007 | 07/27/2004 | 02/06/2004 | 09/12/2003 |
| <b>MLS Off Market Date</b>         | 07/11/2013 | 05/31/2007 | 05/28/2004 | 12/15/2003 | 08/17/2003 |
| <b>MLS Status</b>                  | Sold       | Sold       | Sold       | Released   | Released   |

|                                    |            |
|------------------------------------|------------|
| <b>MLS Listing #</b>               | 2220621    |
| <b>MLS Listing Date</b>            | 09/10/2002 |
| <b>MLS Listing Price</b>           | \$164,950  |
| <b>MLS Orig Listing Price</b>      | \$164,950  |
| <b>MLS Close Date</b>              |            |
| <b>MLS Listing Close Price</b>     |            |
| <b>MLS Listing Expiration Date</b> | 03/09/2003 |
| <b>MLS Off Market Date</b>         | 09/11/2002 |
| <b>MLS Status</b>                  | Expired    |

**Last Market Sale & Sales History**

|                        |  |                  |                      |
|------------------------|--|------------------|----------------------|
| Recording Date:        | <b>07/25/2017</b>                      | Seller:          |                      |
| Settle Date:           | <b>Tax: 07/21/2017 MLS: 07/25/2017</b> | Owner Name:      |                      |
| Sale Price:            | <b>\$290,000</b>                       | Document Number: | <b>15341</b>         |
| Price Per Square Foot: | <b>\$203.08</b>                        | Deed Type:       | <b>Warranty Deed</b> |

|                             |               |                     |            |                     |            |
|-----------------------------|---------------|---------------------|------------|---------------------|------------|
| <b>Recording Date</b>       | 07/25/2017    | 08/26/2013          | 06/01/2007 | 06/02/2004          |            |
| <b>Sale/Settlement Date</b> | 07/21/2017    | 08/19/2013          | 05/23/2007 | 05/27/2004          | 12/08/1977 |
| <b>Sale Price</b>           | \$290,000     | \$249,000           | \$234,900  | \$166,500           | \$28,000   |
| <b>Buyer Name</b>           |               |                     |            |                     |            |
| <b>Buyer Name 2</b>         |               |                     |            |                     |            |
| <b>Seller Name</b>          |               |                     |            |                     |            |
| <b>Document Number</b>      | 15341         | 19454               | 18583      | 18002               | 730-881    |
| <b>Document Type</b>        | Warranty Deed | Bargain & Sale Deed | Deed (Reg) | Bargain & Sale Deed | Deed (Reg) |
| <b>Title Company</b>        |               | American Land Title |            |                     |            |

**Mortgage History**

|                          |                  |                   |                     |                     |             |
|--------------------------|------------------|-------------------|---------------------|---------------------|-------------|
| <b>Mortgage Date</b>     | 07/25/2017       | 08/26/2013        | 01/27/2012          | 06/01/2007          | 07/20/2004  |
| <b>Mortgage Amount</b>   | \$232,000        | \$199,000         | \$171,297           | \$187,900           | \$33,300    |
| <b>Mortgage Lender</b>   | Suntrust Mtg Inc | State Farm Bk Fsb | Wells Fargo Bk Na   | Weichert Fin'l Svcs | Suntrust Bk |
| <b>Mortgage Term</b>     | 30               | 30                | 15                  | 30                  |             |
| <b>Mortgage Term</b>     | Years            | Years             | Years               | Years               |             |
| <b>Mortgage Int Rate</b> |                  |                   | 3.5                 | 5.25                |             |
| <b>Mortgage Int Rate</b> | Fixed Rate Loan  |                   | Adjustable Int Rate | Fixed Rate Loan     |             |

| Type                          |                  |                  | Loan         |              |              |
|-------------------------------|------------------|------------------|--------------|--------------|--------------|
| <b>Mortgage Purpose</b>       | Refi             | Resale           | Refi         | Resale       | Refi         |
| <b>Mortgage Type</b>          | Conventional     | Conventional     | Conventional | Conventional | Conventional |
| <b>Mortgage Doc #</b>         | 15342            | 19455            | 1658         | 18584        | 23996        |
| <b>Mortgage Date</b>          | 06/02/2004       | 06/02/2004       |              |              |              |
| <b>Mortgage Amount</b>        | \$133,200        | \$16,650         |              |              |              |
| <b>Mortgage Lender</b>        | Suntrust Mtg Inc | Suntrust Mtg Inc |              |              |              |
| <b>Mortgage Term</b>          | 30               | 30               |              |              |              |
| <b>Mortgage Term</b>          | Years            | Years            |              |              |              |
| <b>Mortgage Int Rate</b>      |                  |                  |              |              |              |
| <b>Mortgage Int Rate Type</b> |                  |                  |              |              |              |
| <b>Mortgage Purpose</b>       | Resale           | Resale           |              |              |              |
| <b>Mortgage Type</b>          | Conventional     | Conventional     |              |              |              |
| <b>Mortgage Doc #</b>         | 18003            | 18004            |              |              |              |

**Courtesy of Sarah Jarvis**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**