



Home Market Report

To establish top market value of

7452 Main Street

Prepared for John and Betty Smith



Kelly Agent,
Top Producer Systems
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Current Listings

344 Front, Bellville, TX



317 E. Hilburn,



2008 Royal Court,



List Price \$154,900

List Date 7/9/2007

Assessed

Lot Size

Style Traditional

Square Ft 1706

Bedrooms 3

Baths 1 / 1

Age 53

List Price \$152,900

List Date 6/29/2007

Assessed

Lot Size

Style Traditional

Square Ft 1905

Bedrooms 3

Baths 2 / 0

Age 30

List Price \$166,900

List Date 6/8/2007

Assessed

Lot Size 7040

Style Traditional

Square Ft 1822

Bedrooms 3

Baths 2 / 0

Age 1



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Recent Sales

201 North Hunt,



407 South Matthews,



313 Austin, Bellville, TX



733 East Mill, Bellville,



Sale Price \$89,000

Sale Date 6/2/2003

Assessed

Lot Size 15246

Style Traditional

Square Ft 1489

Bedrooms 3

Baths 2

Age 23

Sale Price \$88,635

Sale Date 4/14/2003

Assessed

Lot Size 1263

Style Traditional

Square Ft 2107

Bedrooms 3

Baths 2

Age 51

Sale Price \$89,000

Sale Date 12/19/2003

Assessed

Lot Size

Style Other Style

Square Ft 1263

Bedrooms 2

Baths 1 / 0

Age 61

Sale Price \$82,000

Sale Date 11/27/2006

Assessed

Lot Size

Style Traditional

Square Ft 1334

Bedrooms 2

Baths 2 / 0

Age 24



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Pending Sales

2000 Royal Court,



2002 Royal Court,



714 Eagle Lake Road,



5943 West Hwy 159



List Price \$144,900

List Date 4/9/2007

Assessed

Lot Size

Style Traditional

Square Ft 1362

Bedrooms 3

Baths 2 / 0

Age 0

List Price \$154,900

List Date 4/9/2007

Assessed

Lot Size 5775

Style Traditional

Square Ft 1509

Bedrooms 3

Baths 2 / 0

Age 0

List Price \$143,900

List Date 9/1/2006

Assessed

Lot Size

Style Traditional

Square Ft 1880

Bedrooms 4

Baths 2 / 0

Age 51

List Price \$254,900

List Date 5/18/2006

Assessed

Lot Size

Style Contemporary/
Modern

Square Ft 3000

Bedrooms 3

Baths 2 / 1

Age 17



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Expired Listings

415 Sikes, Bellville, TX



237 South Bell,



304 West Hwy 159,



221 West Fisher,



List Price \$135,000

List Date 5/12/2003

Assessed

Lot Size

Style Traditional

Square Ft 1514

Bedrooms 3

Baths 2 / 0

Age 30

List Price \$169,000

List Date 4/16/2004

Assessed

Lot Size

Style Victorian

Square Ft 1642

Bedrooms 3

Baths 2 / 0

Age 71

List Price \$135,000

List Date 1/28/2002

Assessed

Lot Size 80020

Style Other Style

Square Ft 1636

Bedrooms 3

Baths 2

Age 67

List Price \$129,500

List Date 7/7/2003

Assessed

Lot Size 21094

Style Traditional

Square Ft 1472

Bedrooms 3

Baths 2 / 0

Age 9

Thank You

July 20, 2007

Dear John and Betty Smith,

Thank you for requesting this report!

This tool is a good first step in understanding the real estate market. Although for planning purposes it may give you some indication of what your property may be worth if it were to go on the market today, there are many additional factors that determine a home's real value, such as its condition, floor plan, special features, whether it has a view, and so on.

When you decide to put your home on the market I'd be happy to provide you with a more precise evaluation after viewing your home personally. Additionally, please note that I am highly experienced in all aspects of selling homes, including how to effectively market and show it to potential buyers so you'll sell it for top dollar.

In the meantime, if you have any questions or comments about this Home Market Report, or if you'd like any additional information, please don't hesitate to call or email me. When the time is right I hope to hear from you, and I look forward to being of further service.

Sincerely,

Kelly Agent



Kelly Agent

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Important Notice: This report is to be used for informational purposes only and will give you a general sense of what your property may be worth if it were to go on the market today. It is based upon a number of objective and subjective factors, including but not limited to my professional judgment as a real estate agent. This information must not be used to market this home or to establish value for this home as part of a sales transaction. When you are prepared to place your property on the market, I will update this report by examining the property and preparing an analysis that also takes into consideration information that can only be gathered through interview of the property owner, a visual inspection of the interior of the home, and other elements that cannot be discerned without such an interview and inspection. Please call before making any decision based upon information contained in or derived from this report and I will be happy to update this report for you. This report is prepared and distributed by the above-named agent and/or the agent's real estate company. Trademarks are used with permission.