



Marina Tarassova
Ph: (702) 701-3042
mt4realty@gmail.com
VivaHomeVegas.com
Buy, Sell, Invest -- Hire The Best!



Researched and prepared by

Marina Tarassova

Prepared exclusively for

Algie Williamson

Prepared on

April 27, 2019

Subject Property

1066 BOBBY BASIN

89014



Marina Tarassova
Realty ONE Group, Inc
2831 St Rose Pkwy. Ste 100
Henderson, NV 89052
(702) 701-3042
mt4realty@gmail.com

Copyright: 2019 All rights reserved.

This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.



Marina Tarassova
 Ph: (702) 701-3042
mt4realty@gmail.com
VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Beds	Bth F	Bth H	SqFt	\$/SqFt	List Date
1066 BOBBY BASIN		3	2		2019	\$0.00	
1128 AUBREY SPRINGS Avenue	\$330,000	3	1	1	1,835	\$179.84	01/09/2019
365 WILFORD SPRINGS Street	\$375,000	3	2	1	2,034	\$184.37	02/25/2019
Averages:	\$352,500	3.0	1.5	1.0	1,935	\$182.11	

Sold Listings

Address	Price	Beds	Bth F	Bth H	SqFt	\$/SqFt	Sold Date
1066 BOBBY BASIN		3	2		2019	\$0.00	
1125 BOBBY BASIN Avenue	\$313,000	3	2	1	1,732	\$180.72	11/07/2018
1109 BOBBY BASIN Avenue	\$325,000	3	2	1	1,732	\$187.64	03/27/2019
1096 BRADLEY BAY Avenue	\$334,000	3	2	1	1,835	\$182.02	03/29/2019
Averages:	\$324,000	3.0	2.0	1.0	1,766	\$183.46	

Under Contract - No Show Listings

Address	Price	Beds	Bth F	Bth H	SqFt	\$/SqFt	Contract Date
1066 BOBBY BASIN		3	2		2019	\$0.00	
386 MONIQUE SPRINGS Street	\$327,000	3	2	1	1,835	\$178.20	04/14/2019
1125 JESSE HARBOR Avenue	\$338,500	3	2	1	1,835	\$184.47	03/27/2019
1144 BRADLEY BAY Avenue	\$349,000	3	2	1	1,835	\$190.19	04/23/2019
388 LAYLA BAY Street	\$357,900	3	2	1	2,034	\$175.96	04/01/2019
Averages:	\$343,100	3.0	2.0	1.0	1,885	\$182.21	

	Low	Median	Average	High	Count
Comparable Price	\$313,000	\$334,000	\$338,822	\$375,000	9
Adjusted Comparable Price	\$343,000	\$355,000	\$355,489	\$375,000	9

On Average, the 'Sold' status comparable listings sold in 16 days for \$324,000



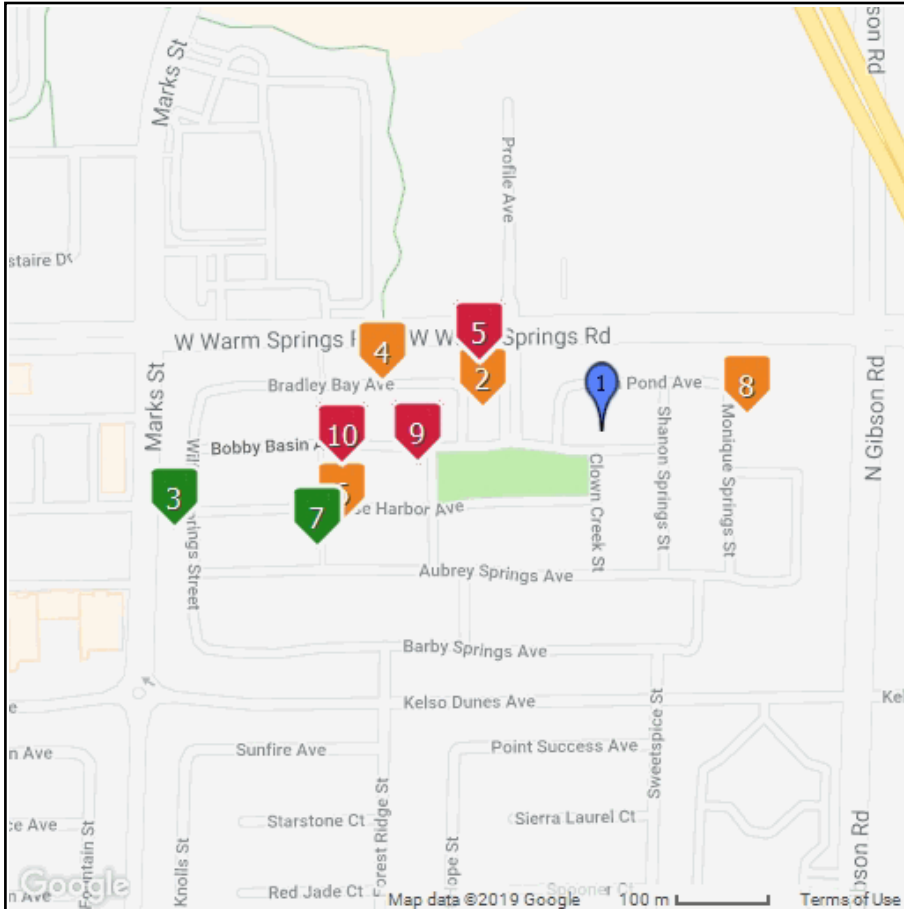
Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 1066 BOBBY BASIN
- 2 388 LAYLA BAY ST
- 3 365 WILFORD SPRINGS ST
- 4 1144 BRADLEY BAY AV
- 5 1096 BRADLEY BAY AV
- 6 1125 JESSE HARBOR AV
- 7 1128 AUBREY SPRINGS AV
- 8 386 MONIQUE SPRINGS ST
- 9 1109 BOBBY BASIN AV
- 10 1125 BOBBY BASIN AV



Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1066 BOBBY BASIN	1128 AUBREY SPRINGS Avenue		365 WILFORD SPRINGS Street	
MLS#	2060615		2071842	
List Price	\$330,000		\$375,000	
List Date	01/09/2019		02/25/2019	
Status	Active		Active	
Bldg Desc	2 Stories		2 Stories	
Tot Liv Area 2019	1,835		2,034	
Appx Liv Area 2019	1,835	20,000	2,034	
Beds 3	3		3	
Baths Total 2/	1/1		2/1	
Flooring	Carpet, Tile		Manmade wood or Laminate, Tile	
PV Pool	No		No	
#Garage	2		2	
#Fireplaces	0		0	
Lot SqFt 4356	3,049		3,485	
Lot Desc	Under 1/4 Acre		Under 1/4 Acre	
Prop Desc				
Assoc/Comm	BBQ Area, CC&RS, COMMUNITY		BBQ Area, COMMUNITY Pool,	
Features	Pool		COMMUNITY Spa, COMMUNITY	
House Views				
Year Built 2016	2016		2016	
Sold Price \$295,460				
\$LP/SqFt	\$179.84		\$184.37	
\$SP/SqFt				
Sold Date 11/7/2016				

This two-story home is a beauty. Open floor plan, 6" x 24" wood look tile. The kitchen upgrade with granite countertops, Island, Breakfast bar. Smart home with fire sprinkler system. Living rooms and bedrooms ceilings prewired. Walking closet in master bedroom. Community amenities are BBQ area, Huge pool, playgrounds!!! Must come see it for yourself to appreciate the details. Minutes away from freeway,

Fantastic HOME 3BDRs, 2½BTHs & 2CG located in a brand new Henderson community. Close to schools, shopping, and parks!! Tons of custom upgrades! Kitchen w/pantry, breakfast bar, nook & granite counter tops. Huge Loft for extra Living or Game Rm could be transformed into 4th bedroom. Largest 2 Story Home Lot on the row. First time home buyers dream. Must see to appreciate. Hurry this won't last.

Price	\$330,000	\$375,000
Total Adjustments	\$20,000	\$0
Adjusted Price	\$350,000	\$375,000

Researched and prepared by Marina Tarassova
 Realty ONE Group, Inc



Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1066 BOBBY BASIN	1125 BOBBY BASIN Avenue		1109 BOBBY BASIN Avenue	
MLS#	2030692		2070102	
List Price	\$314,900		\$327,000	
List Date	09/11/2018		02/18/2019	
Status	Sold		Sold	
Bldg Desc	2 Stories		2 Stories	
Tot Liv Area 2019	1,732		1,732	
Appx Liv Area 2019	1,732	30,000	1,732	30,000
Beds 3	3		3	
Baths Total 2/	2/1		2/1	
Flooring	Carpet, Linoleum/Vinyl, Tile		Carpet, Linoleum/Vinyl, Tile	
PV Pool	No		No	
#Garage	2		2	
#Fireplaces	0		0	
Lot SqFt 4356	3,049		3,485	
Lot Desc	Under 1/4 Acre		Under 1/4 Acre	
Prop Desc				
Assoc/Comm	CC&RS, COMMUNITY Pool,		COMMUNITY Pool, Not Age	
Features	COMMUNITY Spa, COMMUNITY		Restricted	
House Views				
Year Built 2016	2016		2015	
Sold Price \$295,460	\$313,000		\$325,000	
\$LP/SqFt	\$181.81		\$188.80	
\$SP/SqFt	\$180.72		\$187.64	
Sold Date 11/7/2016	11/07/2018		03/27/2019	
	PRICE REDUCED! Stunning DR HORTON 2 story home in Henderson. 3 bdms, Loft & 2.5 baths. Gorgeous tile flooring thru-out 1st floor. Living rm adjoins kitchen. Kitchen w/island, granite cntrs, custom country cabs, SS appls & lg pantry. Mstr bdrm w/walk in closet, Walk-in double rain shower & dual sinks. Bed 2/3 have walk in closets & share Jack N Jill bath. Loft up. Laundry up; w/d incl. Yard w/pavers for outdoor		Built in 2015, this Henderson two-story offers a loft, granite kitchen countertops, and a two-car garage. A community pool and park are part of the Warm Springs Ranch Homeowner's Association. Home comes with a 30-day buyback guarantee. Terms and conditions apply.	
	Price	\$313,000	\$325,000	
	Total Adjustments	\$30,000	\$30,000	
	Adjusted Price	\$343,000	\$355,000	

Researched and prepared by Marina Tarassova
 Realty ONE Group, Inc



Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1066 BOBBY BASIN	1096 BRADLEY BAY Avenue		386 MONIQUE SPRINGS Street	
MLS#	2070009		2058934	
List Price	\$338,800		\$327,000	
List Date	02/12/2019		01/04/2019	
Status	Sold		Under Contract - No Show	
Bldg Desc	2 Stories		2 Stories	
Tot Liv Area 2019	1,835		1,835	
Appx Liv Area 2019	1,835	20,000	1,835	20,000
Beds 3	3		3	
Baths Total 2/	2/1		2/1	
Flooring	Carpet, Tile		Carpet, Tile	
PV Pool	No		No	
#Garage	2		2	
#Fireplaces	0		0	
Lot SqFt 4356	3,485		4,356	
Lot Desc	Under 1/4 Acre		Under 1/4 Acre	
Prop Desc				
Assoc/Comm	BBQ Area, CC&RS, COMMUNITY		Not Age Restricted	
Features	Pool, COMMUNITY Wall, Park,			
House Views				
Year Built 2016	2015		2015	
Sold Price \$295,460	\$334,000			
\$LP/SqFt	\$184.63		\$178.20	
\$SP/SqFt	\$182.02			
Sold Date 11/7/2016	03/29/2019			
	Move in Ready Home in Warm Springs Ranch! Granite Countertops, Master Bathroom with Seperate Tub & Shower, Double Sink in Both Bathrooms, Surround Sound System, Blinds Throughout, Low Utilities & Energy Efficient, Smart Security System and Honeywell Tuxedo Home Automation System. Backyard has been Landscaped with Pavers, and Drip Sprinkler System. Located on Cul-De-Sac. Community Pool,		Built in 2015, this Henderson two-story offers stainless steel appliances, granite kitchen countertops, master bathroom with separate tub and shower, and a two-car garage. Upgraded features include fresh interior paint. Community pool, spa, park, and tot lot are part of the HOA.	
	Price	\$334,000	\$327,000	
	Total Adjustments	\$20,000	\$20,000	
	Adjusted Price	\$354,000	\$347,000	

Researched and prepared by Marina Tarassova
 Realty ONE Group, Inc



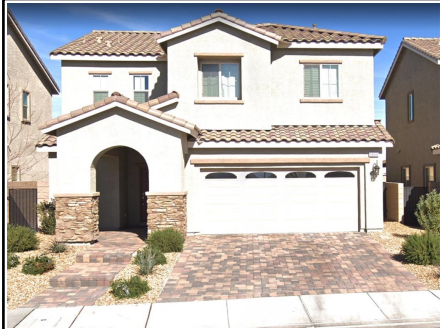
Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1066 BOBBY BASIN	1125 JESSE HARBOR Avenue		1144 BRADLEY BAY Avenue	
MLS#	2065701		2088575	
List Price	\$338,500		\$349,000	
List Date	01/29/2019		04/16/2019	
Status	Under Contract - No Show		Under Contract - No Show	
Bldg Desc	2 Stories		2 Stories	
Tot Liv Area 2019	1,835		1,835	
Appx Liv Area 2019	1,835	20,000	1,835	20,000
Beds 3	3		3	
Baths Total 2/	2/1		2/1	
Flooring	Carpet, Tile		Carpet, Manmade wood or Laminate, Tile	
PV Pool	No		Yes	-10,000
#Garage	2		2	
#Fireplaces	0		0	
Lot SqFt 4356	3,049		3,049	
Lot Desc	Under 1/4 Acre		Under 1/4 Acre	
Prop Desc				
Assoc/Comm	BBQ Area, CC&RS, COMMUNITY		BBQ Area, CC&RS, COMMUNITY	
Features	Facilities, COMMUNITY Pool,		Pool, Not Age Restricted, Park,	
House Views	None			
Year Built 2016	2016		2017	
Sold Price \$295,460				
\$LP/SqFt	\$184.47		\$190.19	
\$SP/SqFt				
Sold Date 11/7/2016				

This home shines bright with price of ownership! This one has been very well cared for and it shows! Tile floors downstairs, beautiful kitchen, tastefully designed outdoor retreat w/gas fire pit! Kitchen boasts upgraded appliances, single bowl kitchen sink and installed Culligan water filter, and granite countertops! Appreciate the details! Many upgrades in this beauty! Low maintenance, smart home technology, low utilities &

*GORGEOUS 2-STORY W/REFRESHING POOL*STEP-INTO THIS STUNNING HOME FEATURING BEAUTIFUL PAINT/TILE/WOOD-LAMINATE*COZY LOFT UP*CEILING FANS/BLINDS/CROWN MLDING/RAISED PANEL DOORS THRU-OUT*FABULOUS MSTR BDRM W/FUN BARN DOOR/WLK-IN CLOSET*SEP. TUB & SHWR/DBL

Price	\$338,500	\$349,000
Total Adjustments	\$20,000	\$10,000
Adjusted Price	\$358,500	\$359,000

Researched and prepared by Marina Tarassova
 Realty ONE Group, Inc



Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>
1066 BOBBY BASIN	388 LAYLA BAY Street	
MLS#	2076187	
List Price	\$357,900	
List Date	03/09/2019	
Status	Under Contract - No Show	
Bldg Desc	2 Stories	
Tot Liv Area 2019	2,034	
Appx Liv Area 2019	2,034	
Beds 3	3	
Baths Total 2/	2/1	
Flooring	Carpet, Ceramic, Porcelain, Tile	
PV Pool	No	
#Garage	2	
#Fireplaces	0	
Lot SqFt 4356	3,485	
Lot Desc	Under 1/4 Acre	
Prop Desc		
Assoc/Comm	BBQ Area, COMMUNITY Pool,	
Features	COMMUNITY Spa, Pet Park, Pool	
House Views	Mountain View	
Year Built 2016	2015	
Sold Price \$295,460		
\$LP/SqFt	\$175.96	
\$SP/SqFt		
Sold Date 11/7/2016		

Shows Like a Model Home*Too Many Upgrades to List*Community Pool & Large Park*Stainless-Steel Appliances*Upgraded Granite Counters*Upgraded Backsplash*2 Pantries in Kitchen*Open Floor Plan w/Porcelain Tile*Covered Patio w/No Homes Behind*Large Bedrooms w/Walk-In Closets*Water Softener & Reverse Osmosis System*Hunter Douglas Blinds in All Rooms*Epoxy Floor in Garage*Surround

Price	\$357,900
Total Adjustments	\$0
Adjusted Price	\$357,900

Researched and prepared by Marina Tarassova
 Realty ONE Group, Inc



Marina Tarassova
 Ph: (702) 701-3042
 mt4realty@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

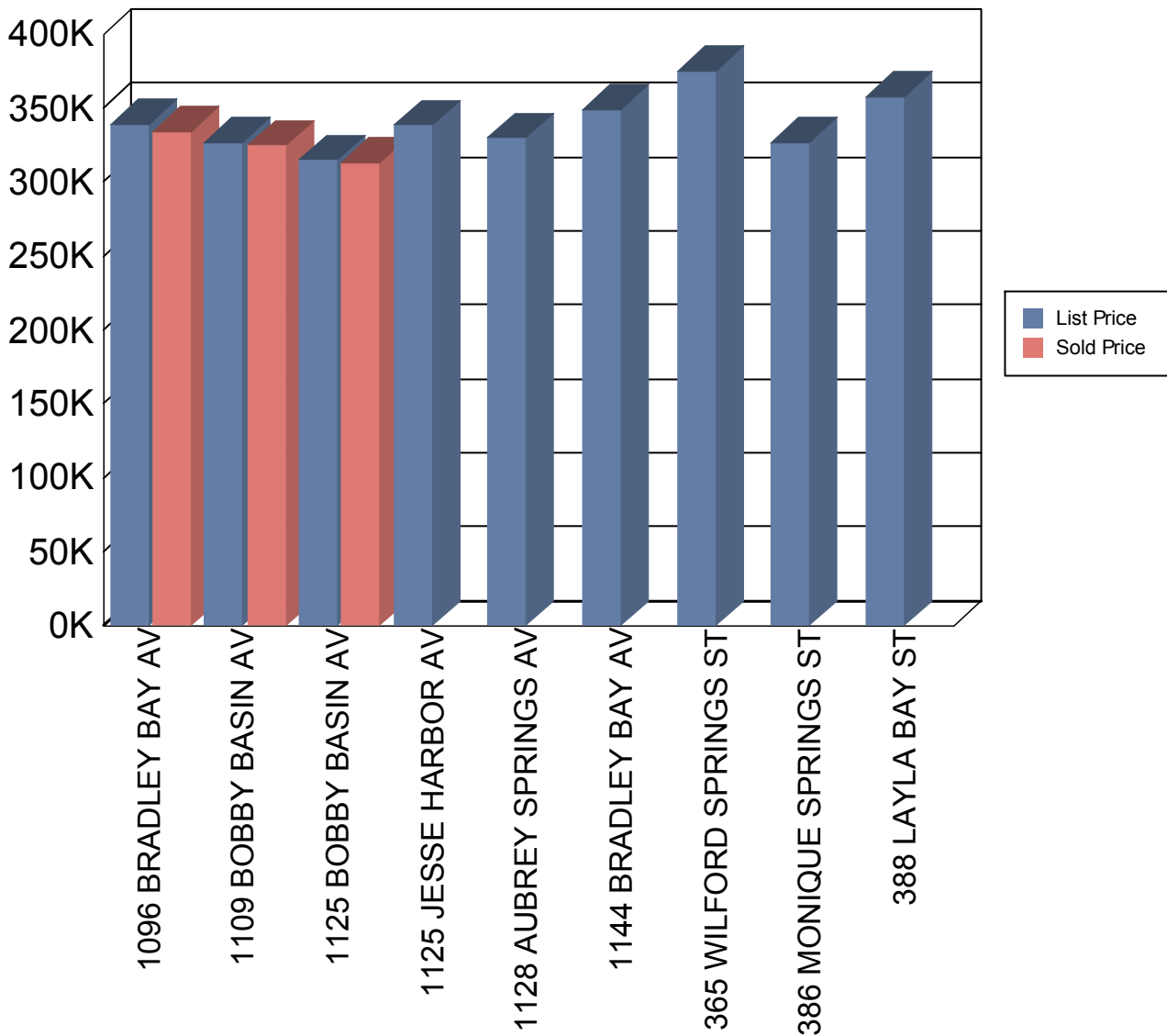
Subject Property: 1066 BOBBY BASIN

April 27, 2019

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

Price Graph





Marina Tarassova
 Ph: (702) 701-3042
 mt4really@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2060615	01/09/2019	1128 AUBREY SPRINGS Avenue	Single Family	1,835	3	1/1	\$330,000	108
2071842	02/25/2019	365 WILFORD SPRINGS Street	Single Family	2,034	3	2/1	\$375,000	61
Averages:				1,935	3	2/1	\$352,500	85

Status: Under Contract - No Show

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2058934	04/14/2019	386 MONIQUE SPRINGS Street	Single Family	1,835	3	2/1	\$327,000	100
2065701	03/27/2019	1125 JESSE HARBOR Avenue	Single Family	1,835	3	2/1	\$338,500	57
2088575	04/23/2019	1144 BRADLEY BAY Avenue	Single Family	1,835	3	2/1	\$349,000	7
2076187	04/01/2019	388 LAYLA BAY Street	Single Family	2,034	3	2/1	\$357,900	23
Averages:				1,885	3	2/1	\$343,100	47

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2030692	11/07/2018	1125 BOBBY BASIN Avenue	Single Family	1,732	3	2/1	\$313,000	14
2070102	03/27/2019	1109 BOBBY BASIN Avenue	Single Family	1,732	3	2/1	\$325,000	7
2070009	03/29/2019	1096 BRADLEY BAY Avenue	Single Family	1,835	3	2/1	\$334,000	28
Averages:				1,766	3	2/1	\$324,000	16

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
Active	2	\$352,500	\$182.11	\$352,500	\$330,000	\$375,000	85
Under Contract - No Show	4	\$343,100	\$182.21	\$343,750	\$327,000	\$357,900	47
Sold	3	\$324,000	\$183.46	\$325,000	\$313,000	\$334,000	16
Total	9	\$338,822	\$182.60	\$334,000	\$313,000	\$375,000	45



Marina Tarassova
 Ph: (702) 701-3042
 mt4really@gmail.com
 VivaHomeVegas.com
 Buy, Sell, Invest -- Hire The Best!

Subject Property: 1066 BOBBY BASIN

April 27, 2019

Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

<u>Sell Price Statistics</u>	<u>Sell Price Per Sq. Ft. Statistics</u>
Average Price: \$355,500	Average Price/Sq Ft: \$192
High Price: \$375,000	High Price/Sq Ft: \$205
Median Price: \$355,000	Median Price/Sq Ft: \$193
Low Price: \$343,000	Low Price/Sq Ft: \$176

Figures are based on selling price after adjustments, and rounded to the nearest \$100

Summary...

Suggested price range \$345,000 - \$375,000

Recommended Price: Suggested price range \$345,000 - \$375,000