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Rachelle Page, REALTOR
RE/MAX Real Estate Professionals- Okemos
2419 Science Parkway
Okemos, MI 48864
rachelle_page@outlook.com
810-417-1072

To whom it may concern,

I have previously provided letters regarding Tamara Arend's home on 1128 Dakin St. Lansing, MI regarding my professional opinion of the home's condition and value in today's real estate market. The first time I toured the home on January 12, 2021 and ran a market data analysis report I had determined at that time, in good condition, with no mold, infestations, etc. the home would be worth about \$55,000.

As one may or may not know, our real estate market has continued to consistently rise over the past few years. Houses have never been worth more than they are now in current years. Many houses today are worth \$20,000-\$30,000+ more than they were a year or two ago as housing inventory has continued to decline and buyers have continued to increase.

I have performed an updated market data analysis on Tamara Arend's home. Below I've listed some comparable sales in the area:

1105 Euclid Place, Lansing, MI 48912
1038 Parker Street, Lansing, MI 48912
534 Shepard Street, Lansing, MI 48912
615 S Fairview Avenue, Lansing, MI 48912
1219 Mccullough Street, Lansing, MI 48912
1216 Park View Avenue, Lansing, MI 48912
717 Leslie Street, Lansing, MI 48912
1208 S Holmes Street, Lansing, MI 48912

Based on these recent sales, my professional opinion is that, in good condition, Tamara's home would be worth up to \$80,000 in today's real estate market, but unfortunately due to the damage done to the property, causing moisture, mold and other issues, along with the continuing deterioration of the home, I could not justify a value of anything higher than \$15,000-\$20,000.

If there are any questions regarding the information I've provided, please feel free to reach out to me.

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