

## Using the Foreclosure Effect Report

The Foreclosure Effect Report is accessible from Chandler Reports Home Page via the link under the Shelby County Residential header and is also located at the bottom of the Property Profile page directly below the sales comps reports. From the Property Profile, simply click the "View Foreclosure Effect Report" to review the potential effect that foreclosures have had on the value of the subject property.

**SHELBY COUNTY FORECLOSURE EFFECT  
FOR 9035 WEEPING CHERRY -GARDENS/BERRYHILL  
PREPARED 4/28/2009 ON CHANDLERREPORTS.COM**

The foreclosure effect report is based on research conducted by the [Woodstock Institute](#) regarding the historical impact of foreclosures on the value of neighboring homes. Modified based on our expertise, Chandler's foreclosure effect report reflects the following:

- All foreclosures within 1/4 of a mile of the subject property within the last two years.
- A negative effect of 1.3% for each foreclosure within 1/8 of a mile of the property.
- A negative effect of .6% for each foreclosure within 1/8 to 1/4 of a mile of the property.
- The effect is applied to the most recent tax appraised value of the property.

### SUBJECT PROPERTY

Address	Neighborhood	Zip Code	2008 Assessor Value
9035 WEEPING CHERRY	GARDENS/BERRYHILL	38016	\$173,800

### FORECLOSURES AND THEIR POTENTIAL EFFECT

Deed No	Sale Date	Street Address	Zip Code	Distance	Effect	Potential Adjusted Value
08144706	11/1/2008	9035 GRACIE	38016	0.05	(\$2,372)	\$171,428
08059678	5/1/2008	9075 GRACIE	38016	0.05	(\$2,372)	\$169,055
08067716	5/1/2008	9062 FULTON	38016	0.06	(\$2,372)	\$166,683
07107714	7/1/2007	9066 FULTON	38016	0.06	(\$2,372)	\$164,311
07096261	6/1/2007	9063 FULTON	38016	0.06	(\$2,372)	\$161,938
07144265	9/1/2007	9091 FULTON	38016	0.06	(\$2,372)	\$159,566
08091636	7/1/2008	9085 FULTON	38016	0.06	(\$2,372)	\$157,193
07100592	6/1/2007	2137 PURPLE LEAF	38016	0.07	(\$2,372)	\$154,821
08145746	11/1/2008	9136 BERRY GARDEN S	38016	0.15	(\$1,130)	\$153,691
08095230	7/1/2008	2249 CORAL TREE	38016	0.15	(\$1,130)	\$152,562
08106812	8/1/2008	2152 BERRY GARDEN E	38016	0.16	(\$1,130)	\$151,432
08146339	11/1/2008	8973 GRACIE CV	38016	0.16	(\$1,130)	\$150,302
09004908	1/1/2009	2184 STONE STREAM	38016	0.16	(\$1,130)	\$149,173
08145649	11/1/2008	8991 FULTON	38016	0.18	(\$1,130)	\$148,043
08160707	12/1/2008	2060 BOHEMIA CV	38016	0.21	(\$1,130)	\$146,913

Total Potential Effect: **(\$26,887)**  
Percent of Value: **-15.47%**  
No. of Foreclosures: **15**