SHELBY COUNTY FORECLOSURE EFFECT
FOR 9035 WEEPING CHERRY-GARDENS/BERRYHILL
PREPARED 1/24/2017 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	Assessor Value
9035 WEEPING CHERRY	GARDENS/BERRYHILL	38016	$129,300

FORECLOSURES AND THEIR POTENTIAL EFFECT

Deed No	Foreclosed Date	Street Address	Zip Code	Distance	Effect	Potential Adjusted Value
16003504	1/13/2016	9086 FULTON	38016	0.06	($1,765)	$127,535
16056877	6/6/2016	2156 BERRY GARDEN W	38016	0.12	($1,765)	$125,770
16006398	1/21/2016	9143 BERRY GARDEN S	38016	0.14	($840)	$124,930
15128843	12/29/2015	9115 BERRY GARDEN S	38016	0.14	($840)	$124,089
15095556	9/22/2015	2257 PURPLE LEAF	38016	0.15	($840)	$123,249
16027350	3/22/2016	2184 BERRY GARDEN E	38016	0.16	($840)	$122,408
16000267	1/4/2016	2216 APPLEMILL	38016	0.17	($840)	$121,568
15036108	4/21/2015	2077 BOHEMIA CV	38016	0.21	($840)	$120,727
15059919	6/22/2015	8911 LAKESIDE CV	38016	0.25	($840)	$119,887

Note: Chandler Reports makes no claim that this effect can or will result in a change in your tax appraised value.

Total Potential Effect: **($9,413)**
Percent of Value: **-7.28%**
No. of Foreclosures: **9**

Questions? E-mail us or call us at 901.458.6419.
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