

PROPERTY PRICE VALUATION

804 BATTERY CREEK RD., BEAUFORT, SC 29902

804 Battery Creek was purchased in mid-2021 at \$301,000 and the average appreciation rate since that time is between 19.5% and 22.4% per the 3 analytic processes by realtor.com. That puts the appreciation rate for 804 Battery Creek Rd. at \$376,000 per the average of those 3 processes ([Realtor.com 804 Battery Creek Home Detail.](#))

Further, \$65,000 has been invested in upgrades/modifications/additions in the first 12 months since it was purchased (the type of upgrades added value as it did not involve any upgrades that are construed as 'overbuilding' within the area.)

The analytic processes do not use the recent upgrades for their price estimates, but only approximates the appreciation of a property as it was last purchased without any of the additional work performed on the property.

Considering the \$376,000 appreciation average, plus \$65,000 in upgrades, the value of 804 Battery Creek Rd approximates at \$441,000.

For more detailed information, please go to www.lumageproperties.com/.

Beaufort Property Value Data from Realtor.com

Property & Area	APR Analysts	2021 Values	APR 2021-2023	Appreciation Amount	2023 Values	Upgrades Past Year	Approx. APR Value
804 Battery Creek Rd. Listing		\$301,000				\$65,000	
Zip Code 29902							
Realtor.com 29902	Realtor Data	\$299,000	22.3%	\$86,000	\$385,000	\$65,000	\$450,000
Realtor.com Property Page							
Realtor.com Property Page	CoreLogic	\$292,000	21.3%	\$79,000	\$371,000	\$65,000	\$436,000
	Collateral Analytics	\$293,000	19.5%	\$71,000	\$364,000	\$65,000	\$429,000
	Quantarium	\$305,000	22.4%	\$88,000	\$393,000	\$65,000	\$458,000
	AVERAGE	\$296,667	21.1%	\$79,333	\$376,000	\$65,000	\$441,000

Approximate Current Value \$429,000 - \$458,000