



ILLUSTRATIVE PUBLIC-RECORD RESEARCH

2551 Kilgore Rd, Buford GA 30519

Agent-directed property facts and verification workspace

RESEARCH SCOPE

Public facts, organized

Source dates and links belong in the production packet. The licensed agent selects any comparable records and supplies or approves every analysis input.

Public listing input **\$1,275,000**

AGENT DECISION FIELD

AgentWorkhorse does not fill this field. The licensed agent independently determines any price, rent, or transaction position.

BEDS / BATHS
5 bd · 3.5 ba

FINISHED SQFT
4,072 +2,421
to grow

GARAGE
3-car + EV
charging

HIGH SCHOOL
Seckinger

HOA
None · \$0

BUILT
2022–23
custom

— PUBLIC-SOURCE OBSERVATIONS

- Listing describes European cabinetry, oversized island, and walk-in pantry
- Listing describes a main-level primary suite
- Public listing states a gated 0.55-acre parcel and no HOA
- Public listing states 4,072 finished sqft and unfinished terrace space
- School assignment shown publicly as Seckinger High; verify with district

— AGENT VERIFICATION CHECKLIST

- Confirm finished versus unfinished square footage in county records
- Confirm whether marketing images contain renderings
- Confirm current status and listing-history dates in licensed systems
- Confirm taxes, school assignment, parcel facts, and HOA status
- Select or reject any candidate comparable records independently

AGENT-SUPPLIED
SCENARIO WORKSHEET

Price

Down payment _____ · rate _____ · taxes _____ · insurance _____ · arithmetic prepared only from inputs supplied or approved by the licensed agent

Sample Brokerage · Sample Agent · Product demonstration only

Illustrative ministerial research and formatting sample. Sample Agent and Sample Brokerage are fictional labels; no endorsement, client relationship, or transaction claim is intended. Not a CMA, BPO, appraisal, or transaction recommendation. AgentWorkhorse does not select comparable properties or determine value, list price, rent, purchase price, or offer terms. The licensed agent directs the work and independently supplies or approves analysis, conclusions, and client communication.

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