



i-Val™ Report

2008632_2554363
08/18/2015
1.26

Real Info Inc.
Automated Valuation Model (AVM)

SUBJECT INFORMATION:

OWNER [REDACTED] LAST SALE PRICE \$ 199,000
ADDRESS [REDACTED] SALE DATE 02/14/2015
CITY SACRAMENTO CA ASSESSED VALUE \$ 165,087
ZIP 95827 FULL LAND VALUE \$ 32,579
COUNTY SACRAMENTO TAX ID 77-0260-058-0000
USEAGE SFR

realTrend™ Value	\$ 169,000
Municipal Value	\$ 165,087
realAssessment™ Value	\$ 0
SQFT Value	\$ 182,000
ESTIMATED VALUE	\$ 176,000
Confidence Score	84
Forecast Standard Deviation	9
Low Range	\$ 160,000
High Range	\$ 192,000

COMPARABLE SALES INFORMATION:

COMP	ADDRESS	SALE AMT.	\$/SQFT.	SALE DATE	DIST. (Mi)	SQFT	LOT SIZE	STYLE	BUILT	BED/BATH
SUB	[REDACTED]	\$ 199,000	\$ 169.22	02/14/2015	N/A	1,176	0.15	RECTANGULAR DESIGN	1979	3/2
1	[REDACTED]	\$ 200,000	\$ 162.87	09/22/2014	0.09	1,228	0.17	RECTANGULAR DESIGN	1981	3/2
2	[REDACTED]	\$ 146,500	\$ 160.64	07/08/2015	0.12	912	0.14	RECTANGULAR DESIGN	1982	2/2
3	[REDACTED]	\$ 189,000	\$ 177.13	03/03/2015	0.15	1,067	0.13	RECTANGULAR DESIGN	1981	3/2
4	[REDACTED]	\$ 190,000	\$ 134.28	01/05/2015	0.20	1,415	0.17	RECTANGULAR DESIGN	1979	3/2
5	[REDACTED]	\$ 162,000	\$ 155.47	02/06/2015	0.30	1,042	0.18	RECTANGULAR DESIGN	1962	3/2
6	[REDACTED]	\$ 198,500	\$ 142.40	12/10/2014	0.35	1,394	0.15	RECTANGULAR DESIGN	1979	3/2
7	[REDACTED]	\$ 215,000	\$ 184.71	10/21/2014	0.75	1,164	0.20	RECTANGULAR DESIGN	1961	3/2
8	[REDACTED]	\$ 190,000	\$ 154.22	02/27/2015	0.84	1,232	0.13	RECTANGULAR DESIGN	1977	3/2
9	[REDACTED]	\$ 173,000	\$ 158.42	12/22/2014	0.84	1,092	0.13	RECTANGULAR DESIGN	1977	3/2
10	[REDACTED]	\$ 195,000	\$ 178.57	07/01/2015	0.90	1,092	0.14	RECTANGULAR DESIGN	1977	3/2

DEFINITIONS:

realTrend™ Value is a model using a combination of statistics, traditional time theory, appraisal techniques and economic factors.

Municipal Value is based on the current year, using assessment and equalization rates established by state.

realAssessment™ Value is an estimated value based on assessed value and computer analyzed and calculated equalization rate.

SQFT Value is an estimated value based on the typical price per square foot of comparable properties.

The information shown in this report is derived from a computerized record database. The accuracy of the valuations produced by this program cannot be guaranteed. This report is not to be construed as an appraisal report. A physical inspection completed by a licensed or certified appraiser may provide a more in depth and detailed report.  Alert indicates a potential Flip. Flagged transactions denote that more than one sale has occurred on the property within the past 24 months and with a price increase of greater than 10%. This is intended as a notification feature regarding multiple sales transactions on a given property and not an indicator of fraud. If most recent sale is flagged, further review of property condition may be considered.